



 NEWTON FALLOWELL

38 Penrith Grove, Gunthorpe, Peterborough, PE4 7FQ

 **NEWTON FALLOWELL**

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Key Features

- End Terrace House
- THREE DOUBLE BEDROOMS
- RECENTLY REFURBISHED KITCHEN
- Lounge/diner
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- Close to Primary and Secondary Education
- Close to Local Amenities
- EPC Rating TBC
- Freehold

£230,000





This THREE DOUBLE BEDROOM end of terrace family home has been RECENTLY REFURBISHED THROUGHOUT and offers a GARAGE and driveway parking, as well as being sold with NO ONWARD CHAIN and situated within a cul-de-sac position.

The ground floor includes a front-facing modern kitchen, REFURBISHED in 2025, with fitted units, worktop space, an integrated oven and hob, wall-mounted cupboards, and room for a freestanding appliance. To the rear, a spacious lounge diner opens through French doors to a private, low-maintenance garden with lawn and space for a patio.

Upstairs there are three double bedrooms, one with fitted wardrobes, and a contemporary family bathroom with a fitted vanity unit, bath, and over-bath shower.

The property is close to local amenities, including primary and secondary schools, shops, and a pub, making it a practical choice for families and buyers looking for convenience and space.

Entrance Hall

Lounge Diner 2.99m x 5.27m (9'10" x 17'4")

Kitchen 2.87m x 1.82m (9'5" x 6'0")

Landing

Bedroom One 3.38m x 2.47m (11'1" x 8'1")

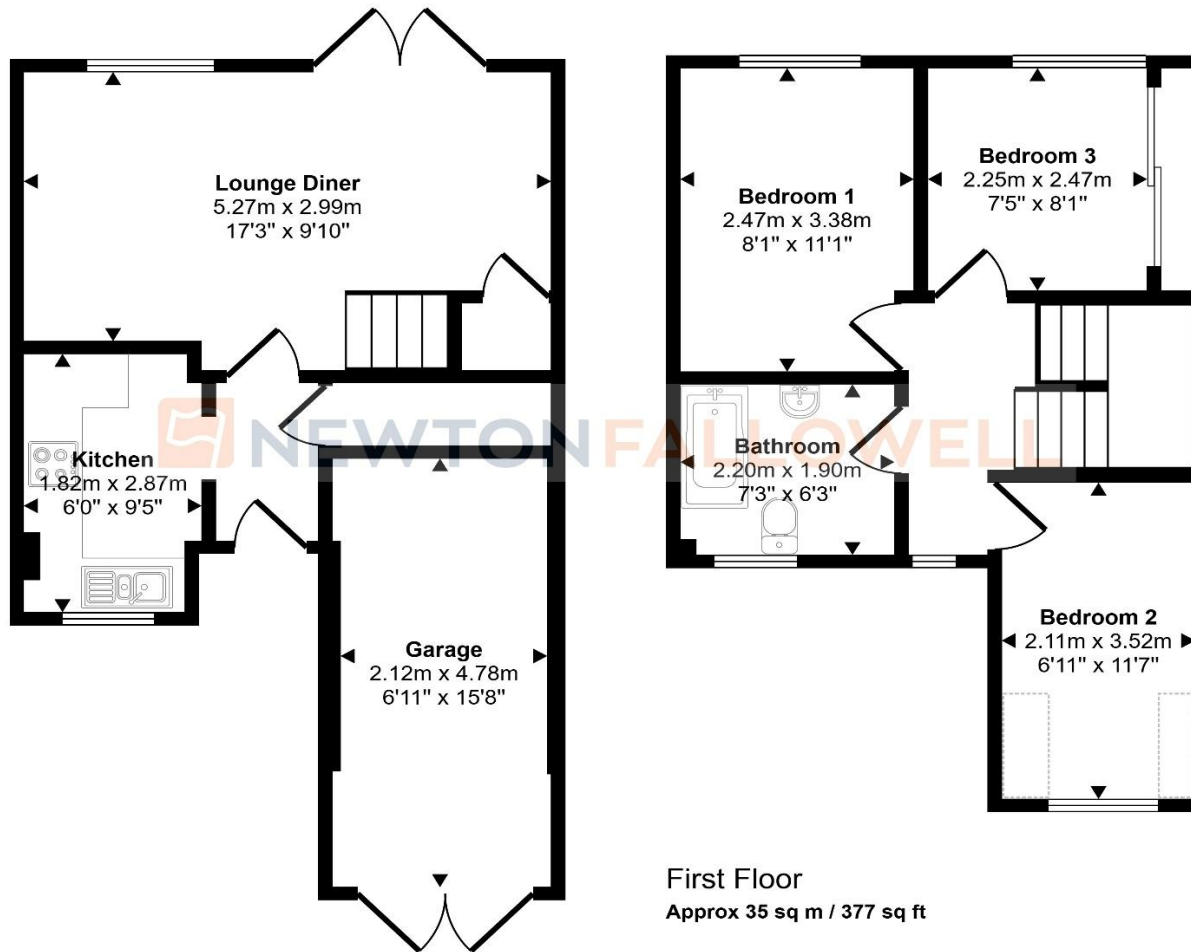
Bedroom Two 3.52m x 2.11m (11'6" x 6'11")

Bedroom Three 2.47m x 2.25m (8'1" x 7'5")

Bathroom 1.9m x 2.2m (6'2" x 7'2")


Garage 4.78m x 2.12m (15'8" x 7'0")

Approx Gross Internal Area
73 sq m / 781 sq ft



First Floor
Approx 35 sq m / 377 sq ft

Ground Floor
Approx 38 sq m / 404 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME