



140 Mayors Walk, Peterborough, PE3 6HA

 **NEWTON FALLOWELL**



4 1 2

## Key Features

- Spacious Detached Family Home
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN DINER
- Four-Piece Family Bathroom
- GARAGE & SECURE OFF-ROAD PARKING BEHIND ELECTRIC GATES
- EXTENSIVE & PRIVATE GARDEN TO REAR
- Walking Distance of Train Station & City Centre
- EPC Rating B
- Freehold

£450,000







This extensive detached home is situated within walking distance of Peterborough city centre and train station, whilst offering FOUR BEDROOMS and TWO RECEPTION ROOMS, a GARAGE and a GENEROUS PRIVATE GARDEN to the rear. The well presented accommodation comprises of an entrance hall, two reception rooms in the form of a lounge and family room, both of which boast stunning fireplaces, kitchen diner overlooking the rear garden, with four bedrooms located to the first floor alongside the contemporary four-piece family bathroom. Outside there is secure off-road parking behind electric gates, with the garage located down the side of the home, in addition to a generous, private garden to the rear.

Upon entering the home via the side aspect, the entrance hall hosts access onto the kitchen diner and lounge, with the spacious lounge found to the front of the home. To the rear, the kitchen diner overlooks and provides access onto the rear garden, whilst offering an array of work surface and cupboard storage, freestanding appliance spaces including space for a range cooker, space to dine and access onto the second reception room in the form of the family room, which could be ideally used for further living or dining. Upstairs the first floor landing separates the four bedrooms, as well as the family bathroom, which boasts a contemporary four-piece white suite including both bath and shower facility.



Outside the generous rear garden benefits from not being overlooked to the rear, as well as benefiting from lawn, patio seating, greenhouse and access into the garage. To the front aspect, there is a gated front hosting access onto the driveway, which boasts parking for multiple vehicles and access down the side of the home leading to the garage.





Entrance Hall

Lounge 5.04m x 3.36m (16'6" x 11'0")

Family Room 4.4m x 3.5m (14'5" x 11'6")

Kitchen Diner 2.86m x 6.25m (9'5" x 20'6")

Landing



Bedroom One 4.39m x 3.09m (14'5" x 10'1")

Bedroom Two 3.12m x 3.39m (10'2" x 11'1")

Bedroom Three 2.88m x 3.66m (9'5" x 12'0")

Bedroom Four 3.14m x 2.08m (10'4" x 6'10")



Family Bathroom 2.27m x 3.35m (7'5" x 11'0")

Garage 5.24m x 2.8m (17'2" x 9'2")

### Solar Panels

The property boasts solar panels on the roof to the side aspect, which are owned by the homeowners and are NOT included within the sale, however are available via separate negotiation.

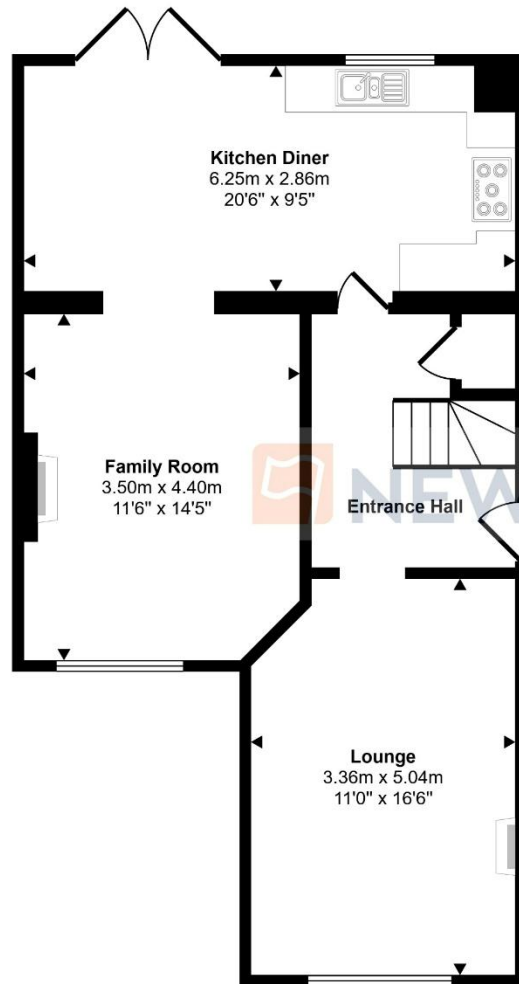








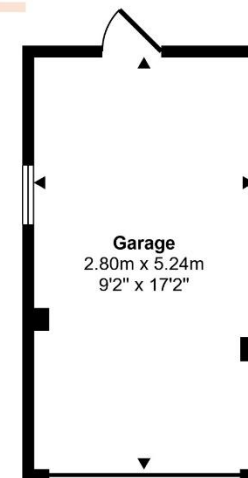
Approx Gross Internal Area  
137 sq m / 1477 sq ft



Ground Floor  
Approx 61 sq m / 659 sq ft



First Floor  
Approx 61 sq m / 660 sq ft



Garage  
Approx 15 sq m / 158 sq ft

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: C

#### 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.