



NEWTON  
FALLOWELL

29 Squires Gate, Gunthorpe, Peterborough, PE4 7BT

 **NEWTON FALLOWELL**



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## Key Features

- Semi-Detached Bungalow in Cul-De-Sac
- TWO BEDROOMS
- Spacious Lounge Diner & Modern Kitchen
- Three-Piece Shower Room
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- SOUTH-WESTERLY FACING GARDEN
- Walking Distance to Schooling & Amenities
- EPC Rating D
- Freehold

OIRO £220,000







This semi-detached bungalow is situated within a popular cul-de-sac position and benefits from TWO BEDROOMS, a GARAGE and a SOUTH-WESTERLY FACING REAR GARDEN, whilst positioned within walking distance of schooling and amenities. The accommodation comprises of an entrance hall, which leads into a spacious lounge diner to the front of the home, where there is open access to the modern kitchen, which was fitted approximately two years ago and benefits from integrated appliances to include oven, washing machine and fridge, with a door leading from the lounge to an inner hall, housing access to the two bedrooms and the shower room, with the shower room hosting a three-piece suite including a walk-in shower. Outside there are gardens to both front and rear, with the rear garden being south-westerly facing and offering patio seating and lawn, whilst the driveway extends from the front down the side of the home and provides parking for multiple vehicles leading to the garage.

#### Entrance Hall

Lounge Diner 6m x 3.33m (19'8" x 10'11")

Kitchen 3.08m x 2.14m (10'1" x 7'0")

#### Inner Hall

Bedroom One 3.63m x 2.88m (11'11" x 9'5")

Bedroom Two 2.68m x 2.6m (8'10" x 8'6")

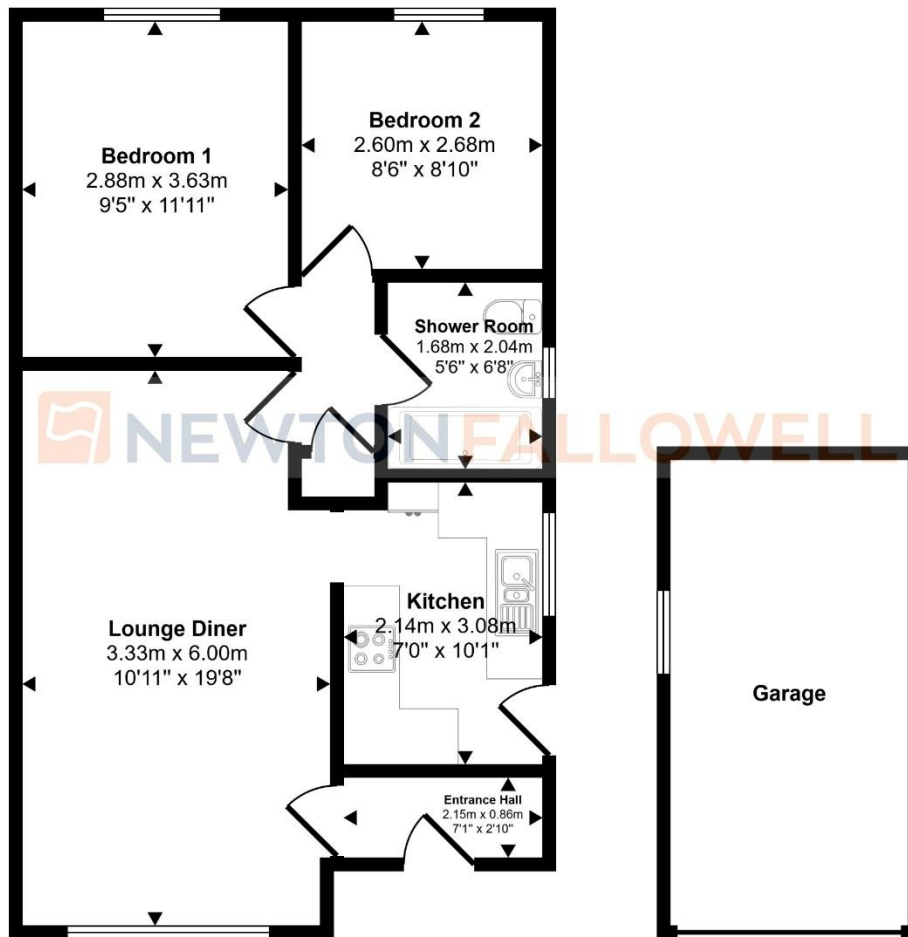
Shower Room 2.04m x 1.68m (6'8" x 5'6")

#### Garage

#### Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

Approx Gross Internal Area  
66 sq m / 714 sq ft



Floorplan  
Approx 53 sq m / 575 sq ft

Garage  
Approx 13 sq m / 139 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: 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.

