



 **NEWTON**  
FALLOWELL

25 Abbotts Grove, Werrington, Peterborough, PE4 5BP

 **NEWTON FALLOWELL**



4 1 2

## Key Features

- Detached Family Home in Desirable Cul-De-Sac
- FOUR BEDROOMS
- Spacious Lounge, Conservatory & Kitchen Diner
- Upstairs Shower Room & Downstairs WC
- SOUTHERLY-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £300,000 - £320,000







This detached family home is situated within a desirable cul-de-sac position in Werrington, being sold with NO ONWARD CHAIN and offering FOUR BEDROOMS, a GARAGE and a SOUTHERLY-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, useful downstairs WC, spacious dual-aspect lounge leading onto the conservatory, which houses access to and overlooks the rear garden, kitchen diner which stretches from the front to the rear of the home, whilst upstairs four bedrooms are located, three of which benefit from built-in wardrobes, alongside a shower room, which boasts a three-piece suite. Outside there is driveway parking to the front aspect for multiple vehicles leading to the garage, with gardens found to both front and rear, where the front offers a lawn and the rear being low maintenance, southerly-facing and fully enclosed.

#### Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts 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. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.







Entrance Hall

WC

Lounge 4.81m x 3.31m (15'10" x 10'11")

Conservatory 2.69m x 3.32m (8'10" x 10'11")

Kitchen Diner 6.44m x 3.39m (21'1" x 11'1")



Landing

Bedroom One 3.38m x 3.41m (11'1" x 11'2")

Bedroom Two 3.44m x 2.49m (11'4" x 8'2")

Bedroom Three 2.85m x 2.14m (9'5" x 7'0")



Bedroom Four 2.89m x 2.03m (9'6" x 6'8")

Shower Room 1.84m x 1.85m (6'0" x 6'1")

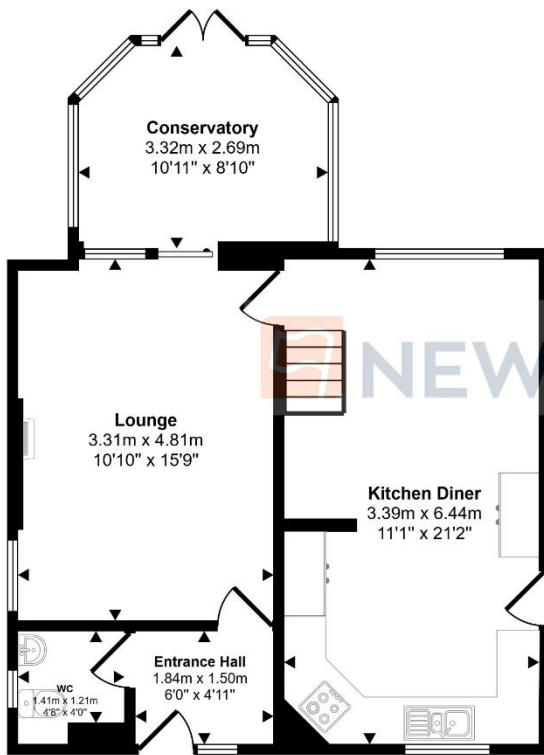
Garage 5.33m x 2.87m (17'6" x 9'5")



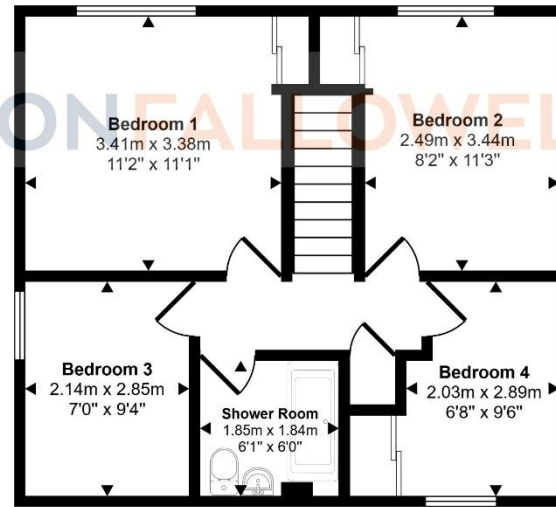




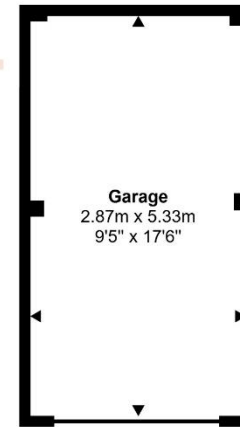
Approx Gross Internal Area  
114 sq m / 1227 sq ft



Ground Floor  
Approx 54 sq m / 577 sq ft



First Floor  
Approx 45 sq m / 486 sq ft



Garage  
Approx 15 sq m / 165 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



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