



 NEWTON FALLOWELL

88 Temple Grange, Werrington, Peterborough, PE4 5DW

 **NEWTON FALLOWELL**



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## Key Features

- Immaculate Detached Home in Cul-De-Sac
- FOUR BEDROOMS
- CORNER PLOT POSITION
- Modern Breakfast Kitchen & Spacious Lounge Diner
- Contemporary Family Bathroom & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- WEST-FACING GARDEN TO SIDE & REAR
- EPC Rating TBC

Guide price £375,000 - £400,000







This detached family home is situated on a CORNER PLOT POSITION in a popular cul-de-sac in Werrington, offering FOUR BEDROOMS, a DOUBLE GARAGE and WEST-FACING GARDENS to the side and rear of the property. The immaculately presented accommodation comprises of an entrance hall, useful downstairs WC, modern breakfast kitchen to the front of the home offering integrated appliances and spacious lounge diner to the rear hosting access onto the garden, whilst the first floor landing separates four bedrooms, with the main bedroom benefiting from built-in wardrobe, as well as the family bathroom, which hosts a contemporary three-piece suite with a shower over the bath. Outside there is driveway parking for multiple vehicles to the front aspect leading to the double garage, whilst the gardens are west-facing and stretch to the side and rear of the property, boasting patio seating, lawn, personnel door to the double garage and enclosed to the boundaries.







## Entrance Hall

Lounge Diner 3.45m x 6.54m (11'4" x 21'6")

Kitchen Breakfast Room 4.64m x 2.56m (15'2" x 8'5")

WC 1.92m x 0.76m (6'4" x 2'6")

## Landing

Bedroom One 2.71m x 3.35m (8'11" x 11'0")

Bedroom Two 2.52m x 3.18m (8'4" x 10'5")

Bedroom Three 2.86m x 2.18m (9'5" x 7'2")

Bedroom Four 2.05m x 2.36m (6'8" x 7'8")

Bathroom 1.91m x 2.14m (6'4" x 7'0")

Double Garage 4.9m x 5.03m (16'1" x 16'6")

## Werrington

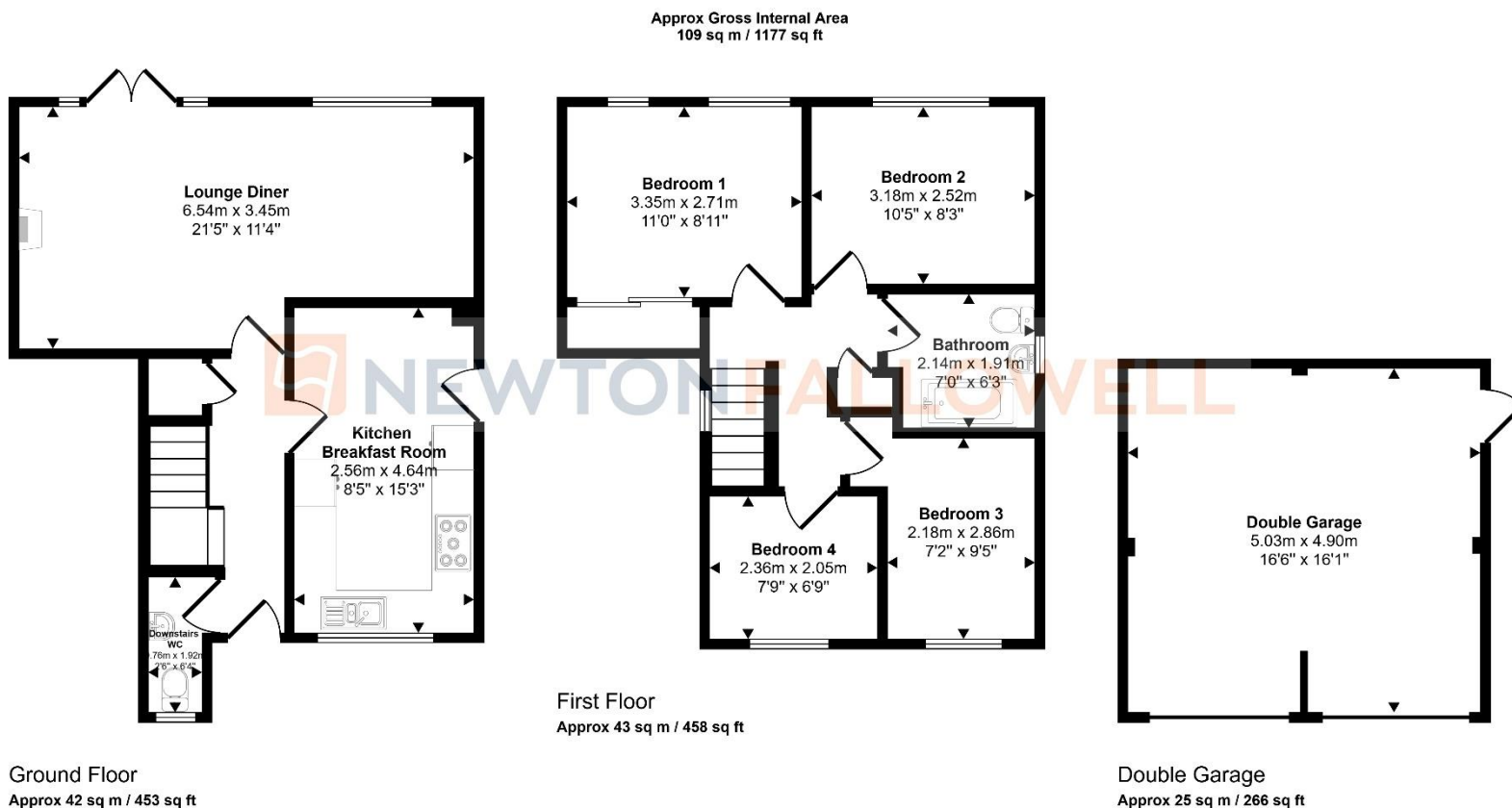
Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to 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.











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: D

#### 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.



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