



 **NEWTON**  
FALLOWELL

128 Lyvelly Gardens, Parnwell, Peterborough, PE1 5RQ

 **NEWTON FALLOWELL**



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### Key Features

- AVAILABLE IMMEDIATELY!
- Spacious Semi-Detached Three-Storey Home
- FIVE BEDROOMS
- Spacious Lounge, Kitchen Diner & Utility
- En-Suite, Bathroom & Ground Floor WC
- Driveway Parking to Front Aspect
- Enclosed Rear Garden
- EPC Rating C

£1,500 PCM







This spacious semi-detached home is AVAILABLE IMMEDIATELY and offers flexible accommodation over three floors to include FIVE BEDROOMS. To the ground floor, the entrance hall hosts access to the WC, utility room and two bedrooms, which could also be utilised as reception rooms. To the first floor, a spacious lounge diner is located to the front, with the kitchen diner positioned to the rear benefits from integrated appliances. Whilst to the second floor, three further bedrooms can be found, two of which benefit from useful built-in wardrobes and the main bedroom boasts an en-suite, alongside the family bathroom. Outside there is driveway parking to the front aspect, with side gated access leading onto the rear garden, which is enclosed and hosts lawn and decked seating.





Entrance Hall

WC

Bedroom Four 5.15m x 2.48m (16'11" x 8'1")

Bedroom Five 3.3m x 2.72m (10'10" x 8'11")

Utility Room 2.12m x 1.94m (7'0" x 6'5")

First Floor Landing

Lounge 5.2m x 4.87m (17'1" x 16'0")

Kitchen Diner 3.37m x 4.84m (11'1" x 15'11")

Second Floor Landing

Bedroom One 2.8m x 3.38m (9'2" x 11'1")

En-Suite 2.76m x 1.36m (9'1" x 4'6")

Bedroom Two 2.98m x 2.54m (9'10" x 8'4")

Bedroom Three 2.31m x 2.22m (7'7" x 7'4")

Family Bathroom 2.05m x 1.94m (6'8" x 6'5")

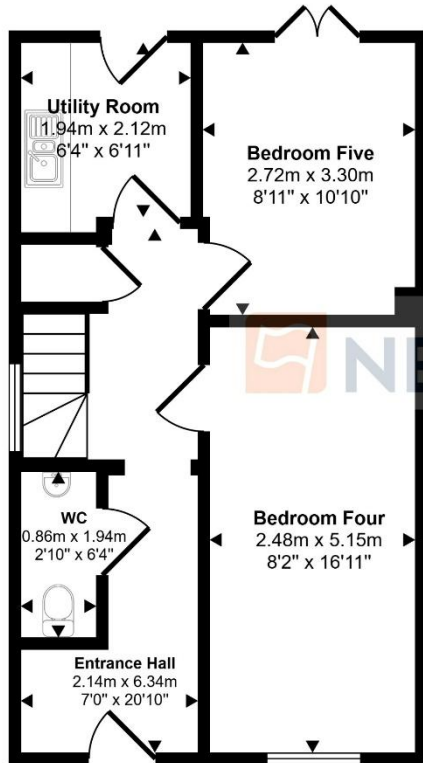




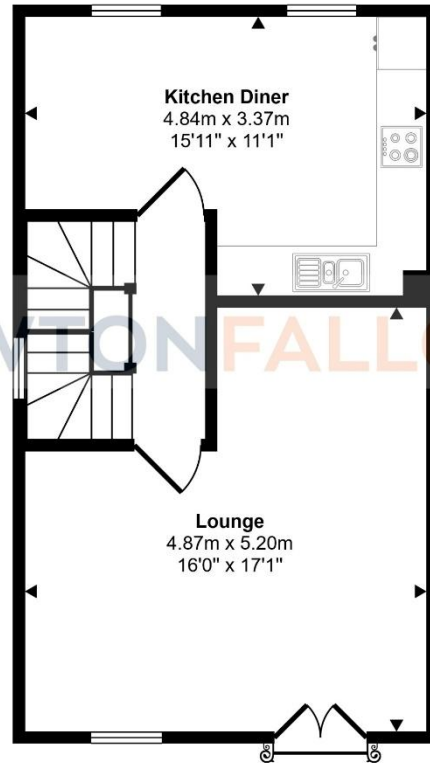




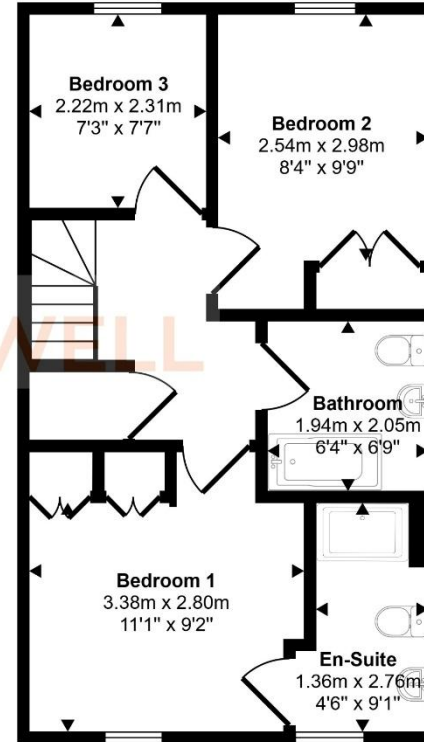
Approx Gross Internal Area  
126 sq m / 1356 sq ft



Ground Floor  
Approx 41 sq m / 442 sq ft



First Floor  
Approx 42 sq m / 454 sq ft



Second Floor  
Approx 43 sq m / 460 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: 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.



**SCAN ME**