



 **NEWTON**
FALLOWELL

15 St Johns Close, Longthorpe, Peterborough, PE3 6GZ

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4 2 1

Key Features

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- GARAGE with PARKING
- En-suite to Main Bedroom
- Well Designed Kitchen Diner
- Walking Distance to Peterborough Train Station
- Close to Local Amenities and Schooling
- EPC Rating B
- Freehold

£390,000





This spacious family home is arranged over three floors and offers generous accommodation, including FOUR BEDROOMS and a stylish EN-SUITE to the main bedroom, as well as offering a GARAGE, off-road PARKING to the front, and a beautifully landscaped SOUTH-EAST FACING REAR GARDEN.

The ground floor features an entrance hall, a convenient downstairs WC, and a modern kitchen/diner complete with integrated appliances and French doors leading out to the well-maintained rear garden. On the first floor, you'll find a bright lounge and the main bedroom, which boasts a built-in wardrobe and a sleek en-suite shower room. The second floor hosts three further bedrooms and a contemporary four-piece family bathroom.

Externally, the property enjoys gardens to both the front and rear. The rear garden is south-east facing and thoughtfully designed with a central lawn, well-stocked borders, patio seating area, and mature shrubs perfect for outdoor enjoyment. To the front, there is a single garage with driveway parking, along with additional communal spaces available for visitors or extra vehicles.

Located in a sought-after city centre setting, this home offers easy access to local shops, schools, and amenities, while Peterborough train station is within walking distance making it ideal for commuters.





Entrance Hall

Kitchen Diner 3.65m x 5m (12'0" x 16'5")

Downstairs WC 0.98m x 2.29m (3'2" x 7'6")

Landing

Main Bedroom 3.44m x 2.87m (11'4" x 9'5")



En-suite 2.47m x 2.09m (8'1" x 6'11")

Living Room 3.73m x 5.1m (12'2" x 16'8")

Landing

Bedroom Two 4.76m x 2.52m (15'7" x 8'4")



Bedroom Three 3.64m x 2.55m (11'11" x 8'5")

Bedroom Four 3.71m x 2.43m (12'2" x 8'0")

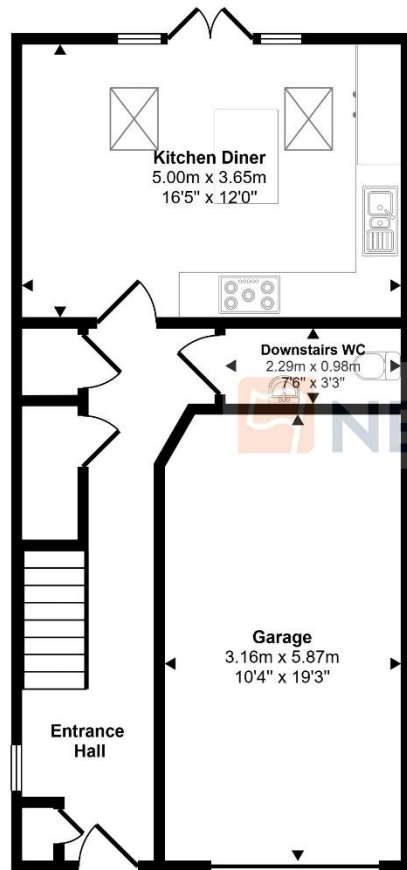
Bathroom 1.68m x 2.44m (5'6" x 8'0")

Garage 5.87m x 3.16m (19'4" x 10'5")

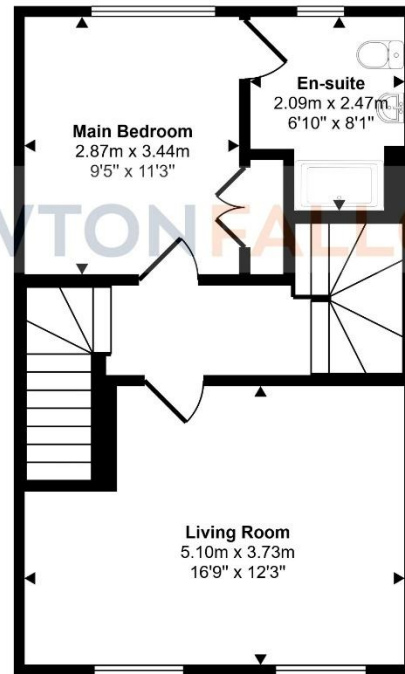




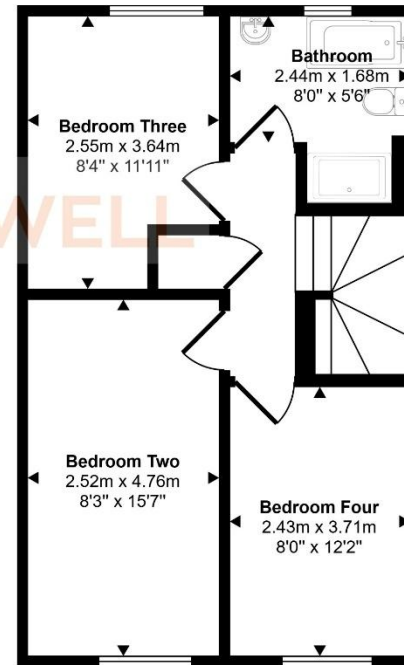
Approx Gross Internal Area
142 sq m / 1531 sq ft



Ground Floor
Approx 55 sq m / 589 sq ft



First Floor
Approx 44 sq m / 469 sq ft



Second Floor
Approx 44 sq m / 474 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.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 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.



SCAN ME