



 **NEWTON**  
FALLOWELL

42 Hall Lane, Werrington Village, Peterborough, PE4 6RA

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## Key Features

- Extensive Semi-Detached Home
- GENEROUS PLOT IN HEART OF WERRINGTON VILLAGE
- TWO/THREE BEDROOMS
- Three/Four Reception Rooms & Kitchen
- Downstairs WC & Bathroom with Upstairs En-Suite
- GARAGE & PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating TBC

Guide Price £350,000 - £375,000







An EXTENSIVE semi-detached home situated on a GENEROUS PLOT offering POTENTIAL FOR EXTENSION (subject to planning permission) within the heart of Werrington Village, being sold with NO ONWARD CHAIN. The deceptively spacious accommodation comprises of an entrance hall, lounge to the front of the home, dining room open through to kitchen located to the rear, conservatory, downstairs WC and family bathroom, THREE BEDROOMS with one of the bedrooms located downstairs with useful built-in wardrobes and flexible in its use as either a downstairs bedroom or further reception room, whilst two further bedrooms are located upstairs, one of which benefits from an array of built-in storage and the other boasting an en-suite shower room. Outside there is driveway parking for multiple vehicles, with side gated access leading to the garage. There are gardens to both front and rear, with the latter offering a generous lawn and ample space for extension (STPP).

### 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

Lounge 3.5m x 5.75m (11'6" x 18'11")

Dining Room 5.14m x 2.92m (16'11" x 9'7")

Kitchen 5.21m x 2.69m (17'1" x 8'10")

WC

Bedroom Three 3.48m x 3.12m (11'5" x 10'2")

Conservatory 3.69m x 2.58m (12'1" x 8'6")

Family Bathroom 2.22m x 1.65m (7'4" x 5'5")

Landing

Bedroom One 5.11m x 3.29m (16'10" x 10'10")

Bedroom Two 3.48m x 3.32m (11'5" x 10'11")

En-Suite 2.52m x 3.27m (8'4" x 10'8")

Garage 7.08m x 2.84m (23'2" x 9'4")

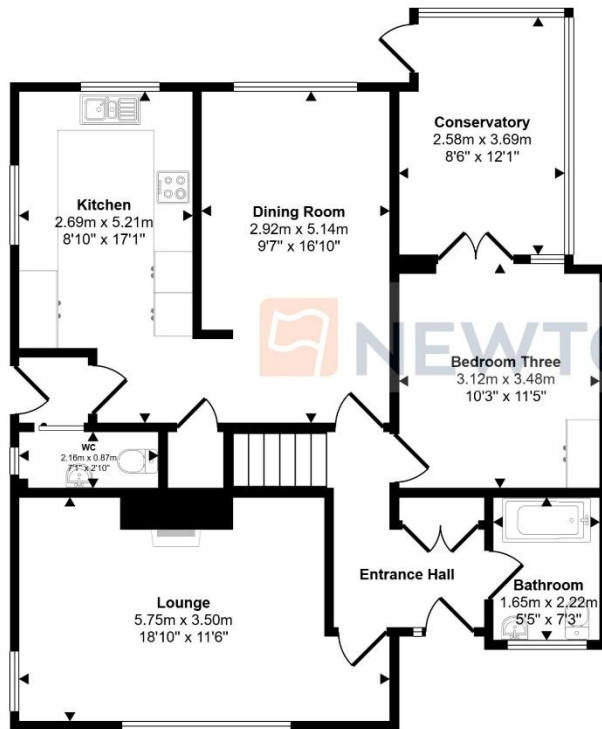




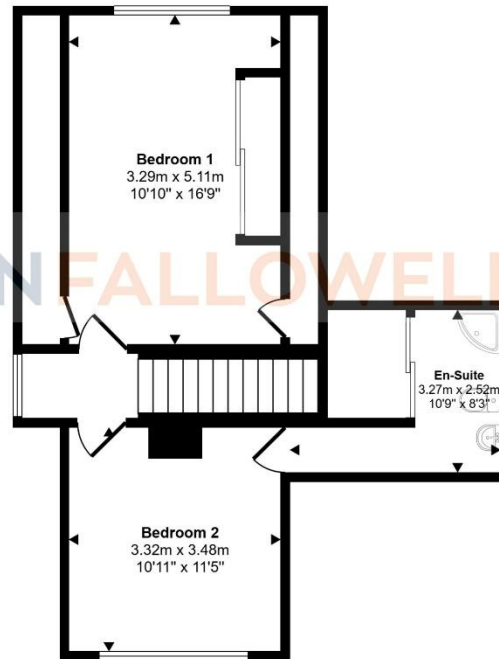




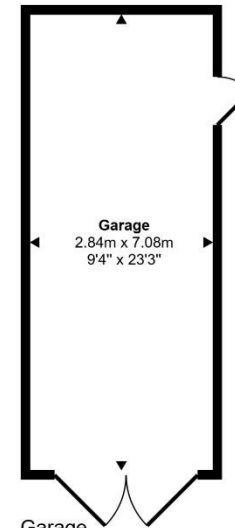
Approx Gross Internal Area  
154 sq m / 1654 sq ft



Ground Floor  
Approx 85 sq m / 915 sq ft



First Floor  
Approx 49 sq m / 523 sq ft



Garage  
Approx 20 sq m / 216 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 £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.



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