



29 Ainsdale Drive, Werrington Village, Peterborough, PE4 6RL

 **NEWTON FALLOWELL**

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## Key Features

- Semi-Detached Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Open Plan Kitchen Diner
- Three-Piece Family Bathroom
- SOUTHERLY-FACING REAR GARDEN
- DRIVEWAY PARKING
- EPC Rating D
- Freehold

£250,000





This semi-detached home benefits from THREE BEDROOMS and TWO RECEPTION ROOMS with a SOUTHERLY-FACING GARDEN to the rear and DRIVEWAY PARKING to the front aspect, situated in the heart of Werrington Village. The accommodation comprises of a centralised entrance hall which grants access to the open plan kitchen diner boasting an induction hob, built-in oven, dishwasher and washing machine with further space for a fridge freezer and dining table, a large study found to the front aspect and flexible in its use, with the expansive lounge stretching across the rear and hosting a feature fireplace and patio doors to the garden, whilst upstairs the landing separates three bedrooms, two of which offer built-in storage, and the family bathroom, which offers a three-piece white suite with a shower over the bath. Outside the property benefits from driveway parking to the front aspect with side gate access leading to the southerly-facing rear garden, which boasts patio seating, lawn and shed storage with electrics.

### 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

Study 4.52m x 2.23m (14'10" x 7'4")

Kitchen Diner 5.4m x 2.77m (17'8" x 9'1")

Lounge 3.66m x 6.2m (12'0" x 20'4")

Landing

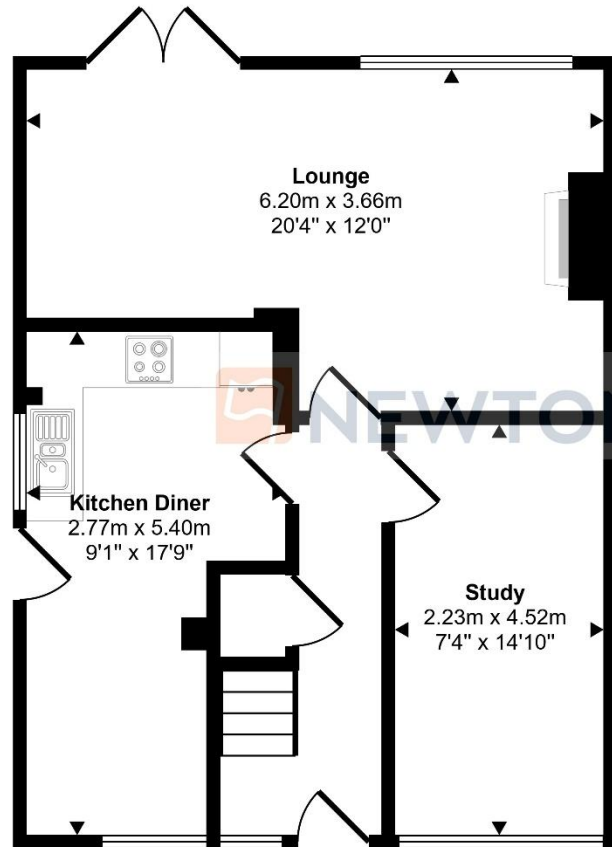
Bedroom One 3.31m x 3.21m (10'11" x 10'6")

Bedroom Two 2.69m x 3.27m (8'10" x 10'8")

Bedroom Three 3.81m x 1.94m (12'6" x 6'5")

Family Bathroom 2.28m x 1.7m (7'6" x 5'7")

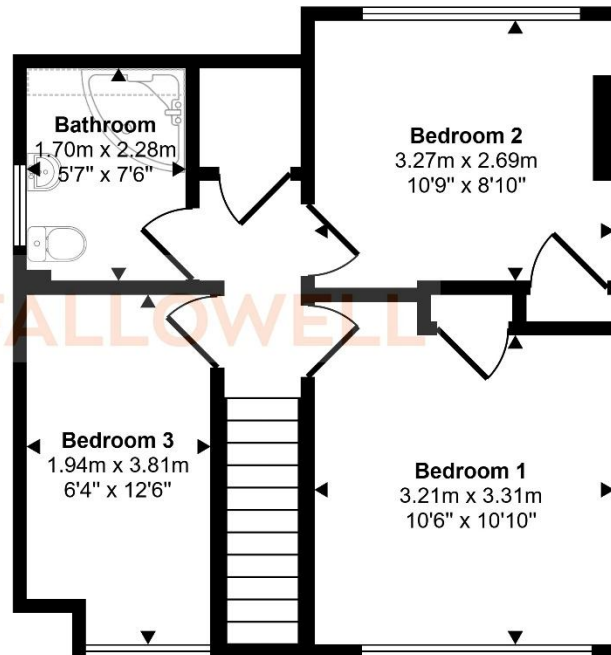
Approx Gross Internal Area  
92 sq m / 987 sq ft



Ground Floor  
Approx 52 sq m / 554 sq ft

 Denotes head height below 1.5m

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.



First Floor  
Approx 40 sq m / 433 sq ft

#### 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.



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