



3 The Lawns, Walton, Peterborough, PE4 6BG

 **NEWTON FALLOWELL**



4 3 6

## Key Features

- Immaculate Detached Family Home
- FOUR DOUBLE BEDROOMS
- SIX RECEPTION ROOMS
- Open Plan Kitchen Diner & Utility Room
- TWO EN-SUITES, FAMILY BATHROOM & DOWNSTAIRS WC
- DOUBLE GARAGE, DRIVEWAY PARKING, PRIVATE REAR GARDEN & GARDEN ROOM
- Potential To Be Sold Furnished
- EPC Rating C
- Freehold

£550,000







This immaculate detached family home hosts **FOUR DOUBLE BEDROOMS** and **THREE BATH/SHOWER ROOMS**, as well as **SIX RECEPTION ROOMS**, in addition to a **DOUBLE GARAGE** and a **PRIVATE REAR GARDEN**. The extensive accommodation comprises of an entrance hall, five internal reception rooms to include the lounge, sitting room, conservatory, study and dining room, open-plan kitchen diner, utility room, downstairs WC, whilst upstairs the landing separates four double bedrooms and hosts the family bathroom and two en-suites. Outside there is driveway parking for multiple vehicles situated in front of the double garage, with a spacious garden to the rear hosting the garden room.

Upon entering the home the centralised entrance hall separates the majority of the ground floor accommodation to include the useful downstairs WC. The lounge is found at the front aspect of the property and offers a spacious seating area and double door access to the sitting room, offering further seating and access to the conservatory, which offers an outlook to the private rear garden with patio doors granting garden access. Across from the lounge you will find the dining room, also located to the front of the home and offering ample dining space. Further down the entrance hall you will find the useful study offering additional storage space and is flexible in its use, as well as the kitchen diner located to the rear and boasting a breakfast bar seating area, built-in oven and hob, dishwasher, extensive cupboard storage space, skylight overhead and access to the useful utility room which houses space and plumbing for a fridge freezer, washing machine, additional work surfaces, cupboard storage, a further sink and rear garden access. A curved staircase rises from the entrance hall leading to the first floor landing, which separates the four bedrooms, three of which benefit from built-in storage and two boast en-suite shower rooms, and the family bathroom which offers a modern three-piece white suite with a shower over the bath.



Outside the property boasts an abundance of driveway parking situated in front of the double garage, which benefits from an electrically operated garage door and further internal electrics, with access to the garage available from the garden also via a personnel door. Side gated access leads to the rear garden, which is low maintenance with a plethora of patio seating space, a garden room to the rear of the garage offering further seating space and bar, whilst being fully private and enclosed to the boundaries.





Entrance Hall

Lounge 5.33m x 3.7m (17'6" x 12'1")

Sitting Room 2.83m x 2.81m (9'4" x 9'2")

Conservatory 3.78m x 4.16m (12'5" x 13'7")

Dining Room 2.92m x 3.66m (9'7" x 12'0")

Study 2.02m x 2.64m (6'7" x 8'8")

Kitchen 4.09m x 2.72m (13'5" x 8'11")

Breakfast Room 3.11m x 2.68m (10'2" x 8'10")

Utility Room 1.72m x 2.62m (5'7" x 8'7")

WC

Landing

Bedroom One 4.04m x 4.61m (13'4" x 15'1")

En-Suite 2.11m x 1.69m (6'11" x 5'6")

Bedroom Two 3.26m x 3.24m (10'8" x 10'7")

En-Suite 1.5m x 2.3m (4'11" x 7'6")

Bedroom Three 3.26m x 3.74m (10'8" x 12'4")

Bedroom Four 2.55m x 1.87m (8'5" x 6'1")

Family Bathroom 2.1m x 2.09m (6'11" x 6'11")

Garden Room 5.98m x 4.07m (19'7" x 13'5")

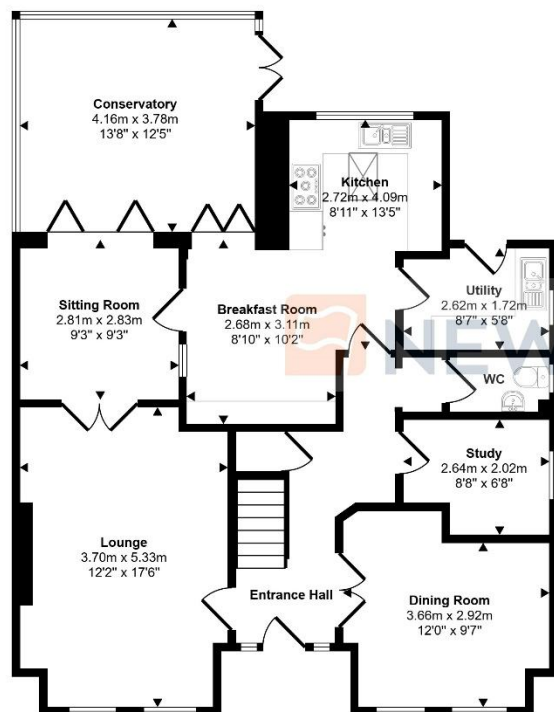




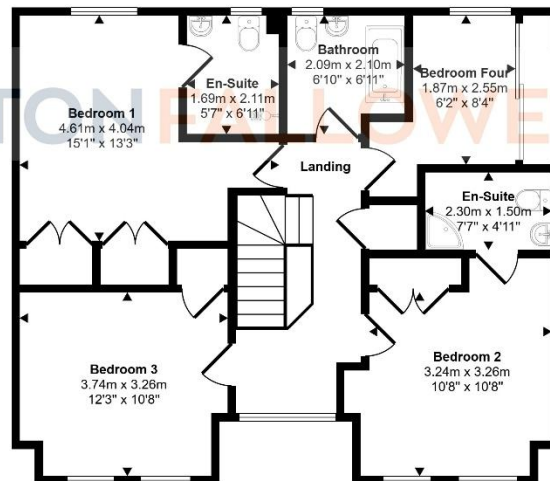




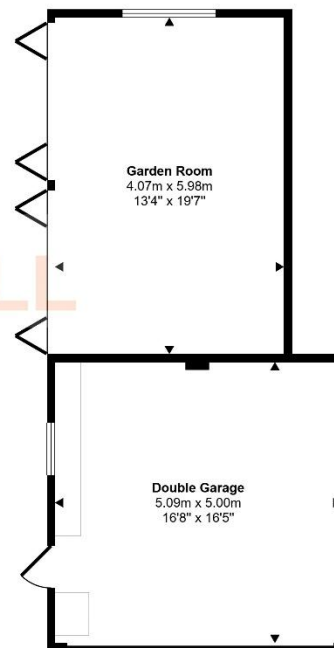
Approx Gross Internal Area  
223 sq m / 2405 sq ft



Ground Floor  
Approx 98 sq m / 1051 sq ft



First Floor  
Approx 75 sq m / 811 sq ft



Outbuildings  
Approx 50 sq m / 542 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: F

#### 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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