



24 Fletton Fields, Fletton, Peterborough, PE2 9DW

 **NEWTON FALLOWELL**

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FALLOWELL



Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Recently Refurbished Kitchen
- Contemporary Family Bathroom
- GARAGE & DRIVEWAY PARKING
FOR MULTIPLE VEHICLES
- EXTENSIVE REAR GARDEN
- EPC Rating C
- Freehold

Offers In Excess Of £250,000



Newton Fallowell





This semi-detached home offers THREE BEDROOMS and TWO RECEPTION ROOMS with an EXTENSIVE GARDEN to the rear, as well as offering a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES to the front. The well-presented accommodation comprises of an entrance hall leading into the spacious lounge to the front, whilst the kitchen diner is located to the rear and offers recent refurbishment as well as breakfast bar seating, built-in washing machine, oven and hob, space for a fridge freezer, ample storage space and work surfaces, in addition to access to the conservatory, which is flexible in its use for further living or dining with double doors leading onto the rear garden, whilst upstairs the landing separates three bedrooms, two of which boast built-in wardrobes, and the family bathroom hosting a contemporary three-piece white suite with a shower over the bath. Outside there is a garden to the rear that offers patio seating, extensive lawn and personnel door to the garage, which benefits from power and lighting, whilst located in front of the garage there is driveway parking for multiple vehicles.

Entrance Hall

Lounge 3.04m x 4.46m (10'0" x 14'7")

Kitchen Diner 3.94m x 4.35m (12'11" x 14'4")

Conservatory 2.55m x 3.53m (8'5" x 11'7")

Landing

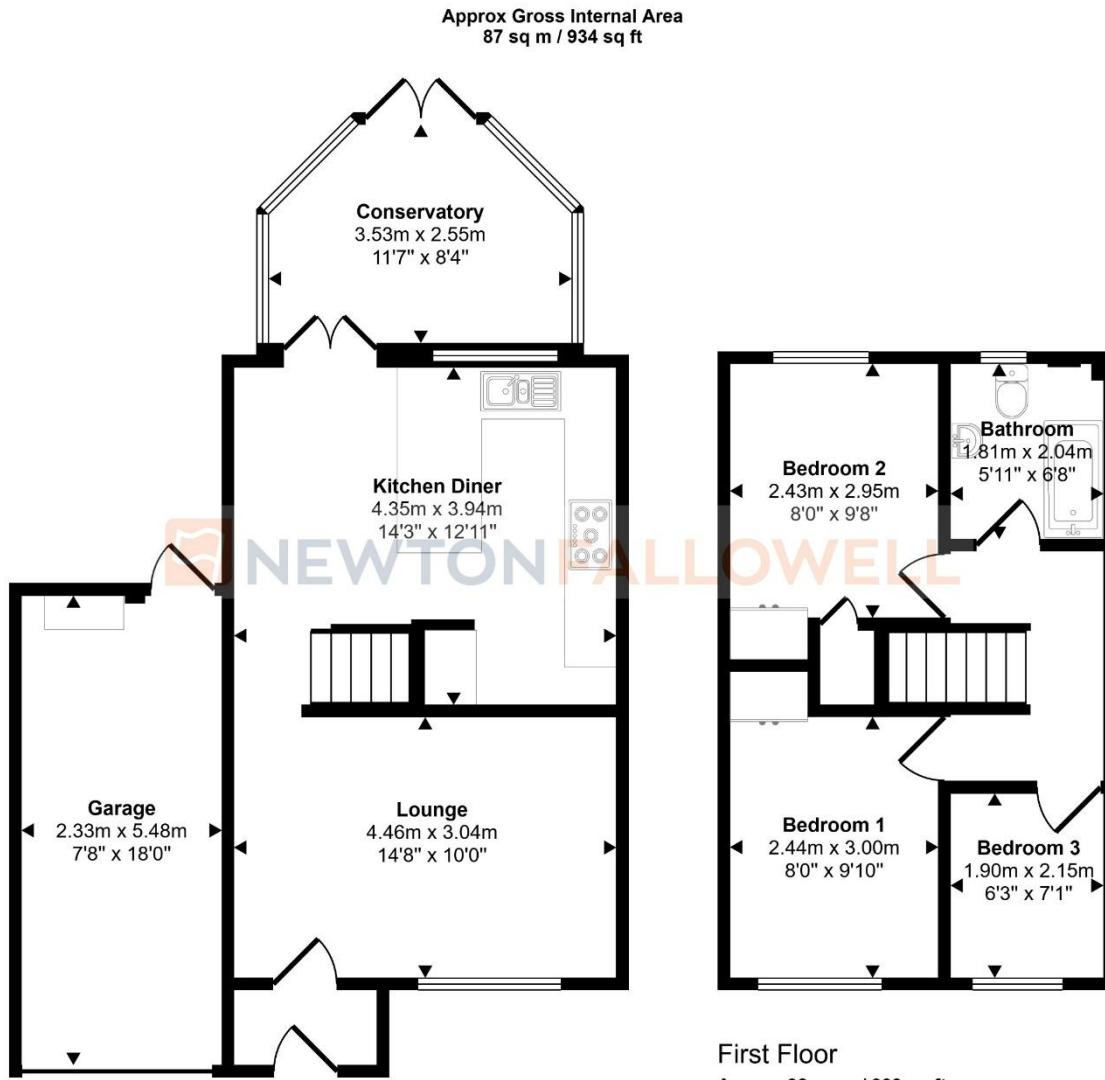
Bedroom One 3m x 2.44m (9'10" x 8'0")

Bedroom Two 2.95m x 2.43m (9'8" x 8'0")

Bedroom Three 2.15m x 1.9m (7'1" x 6'2")

Family Bathroom 2.04m x 1.81m (6'8" x 5'11")

Garage 5.48m x 2.33m (18'0" x 7'8")



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

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.



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 Snappy 360.

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