



3 Loch Fyne Close, Orton Northgate, Peterborough, PE2 6BL

 **NEWTON FALLOWELL**

7 4 3

Key Features

- MODERN DETACHED EX-SHOW HOME
- SUPERB CORNER PLOT POSITION
- SEVEN DOUBLE BEDROOMS
- Potential to be Sold Fully Furnished
- Three Reception Rooms, Kitchen Diner & Utility
- Four Bath/Shower Rooms & Ground Floor WC
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- EPC Rating C
- Freehold

Offers In Excess Of £725,000





AVAILABLE TO PURCHASE FULLY FURNISHED - This detached house is an EX-SHOW HOME and has been owned by the current owners since new in 2006, offering an abundance of accommodation to include SEVEN DOUBLE BEDROOMS and THREE RECEPTION ROOMS, whilst situated on a SUPERB CORNER PLOT within walking distance of Alwalton village and other local amenities. The extensive accommodation comprises of a spacious entrance hall, three ground floor reception rooms to include a bay-fronted lounge, dining room and snug/study, spacious kitchen diner hosting integrated appliances, utility room, useful downstairs WC, with the first floor landing separating five of the seven bedrooms, two en-suite shower rooms and a family bathroom, with two further bedrooms and a further bathroom positioned to the second floor. Outside there is driveway parking for multiple vehicles leading to the double garage, with gated access onto the garden to the rear.

Upon entering the home, the impressive centralised entrance hall separates and provides access onto the majority of the ground floor accommodation, including a ground floor WC, whilst offering a useful storage cupboard. The bay-fronted lounge is found to the front of the home and hosts a gas fireplace and a set of doors onto the dining room, which is located to the rear with doors onto the rear garden. The third reception room is positioned opposite the lounge to the front of the home and is ideal to be used as a study or snug. The kitchen diner stretches across the rear and is accessible from the entrance hall or dining room, boasting further space to dine, doors onto the rear garden, an abundance of work surface and cupboard storage, as well as integrated appliances to include oven, fridge, freezer and dishwasher. The utility room, which is accessible from the kitchen diner, houses further free-standing appliance spaces, the boiler and external door to the side aspect. A split staircase rises from the entrance hall to the first floor landing, which separates five bedrooms and a family bathroom, with the bathroom hosting a four-piece suite to include both bath and shower facility. Three of the first floor bedrooms boast built-in wardrobes, whilst two of the bedrooms benefit from en-suite shower rooms. To the second floor there are two further bedrooms, both of which benefit from the use of a second floor bathroom, hosting a further contemporary three-piece suite.



Outside the property is positioned on a superb corner plot, which offers an abundance of driveway parking leading to a double garage, with access to the garage available from the garden also via a personnel door. Side gated access leads to the rear garden, which boasts patio seating and lawn, whilst being fully enclosed to the boundaries. The property benefits from an enviable position within walking distance to local amenities such as The Harvester restaurant, The Cuckoo pub in Alwalton and The Marriott Hotel and Leisure Club, as well as being easily accessible for Lynch Wood business park, Peterborough city centre and train station, as well as Nene Park and Ferry Meadows.



Entrance Hall 17'0" x 17'6" (5.2m x 5.3m)

WC 5'0" x 5'6" (1.5m x 1.7m)

Lounge 13'0" x 20'0" (4m x 6.1m)

Dining Room 13'0" x 10'6" (4m x 3.2m)

Study / Snug 10'6" x 9'0" (3.2m x 2.7m)

Kitchen Diner 26'0" x 16'0" (7.9m x 4.9m)

Utility Room 9'0" x 6'0" (2.7m x 1.8m)



First Floor Landing 17'0" x 15'6" (5.2m x 4.7m)

Bedroom One 13'0" x 20'0" (4m x 6.1m)

En-Suite 5'6" x 5'6" (1.7m x 1.7m)

Bedroom Two 12'6" x 14'6" (3.8m x 4.4m)

En-Suite 6'0" x 7'0" (1.8m x 2.1m)

Bedroom Three 13'0" x 10'6" (4m x 3.2m)

Bedroom Four 13'6" x 10'6" (4.1m x 3.2m)

Bedroom Five 9'0" x 10'6" (2.7m x 3.2m)

Family Bathroom 11'0" x 5'6" (3.4m x 1.7m)

Second Floor Landing 13'0" x 5'0" (4m x 1.5m)

Bedroom Six 13'0" x 18'0" (4m x 5.5m)

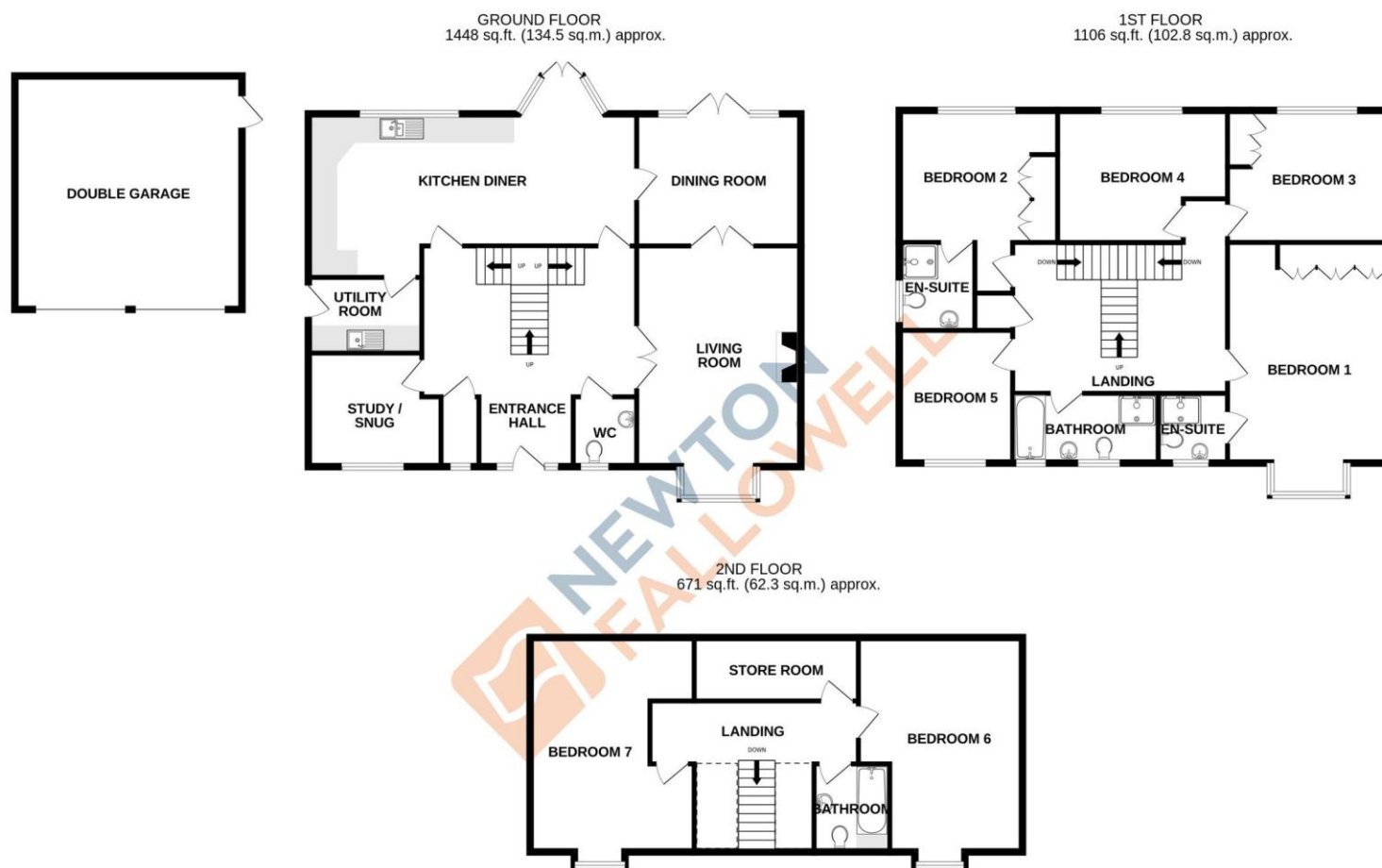
Bedroom Seven 13'0" x 18'0" (4m x 5.5m)

Family Bathroom 6'0" x 6'6" (1.8m x 2m)

Double Garage 18'0" x 18'6" (5.5m x 5.6m)







TOTAL FLOOR AREA : 3225 sq.ft. (299.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: G

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 £55 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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