



NEWTON

425 Oundle Road, Orton Longueville, Peterborough, PE2 7DA



NEWTON FALLOWELL



Key Features

- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS WITH DRESSING ROOM TO MAIN BEDROOM
- TWO RECEPTION ROOMS
- Kitchen & Utility Room
- En-Suite, Bathroom & Downstairs WC
- GENEROUS PLOT
- Driveway Parking for Multiple Vehicles & Garage in Garden
- EPC Rating E
- Freehold

Offers In Excess Of £330,000





This detached family home has been EXTENDED DOUBLE STOREY to the rear aspect, sitting on a GENEROUS PLOT and offering THREE BEDROOMS and TWO RECEPTION ROOMS. The accommodation comprises of an entrance hall, spacious bay-fronted lounge to the front, dining room, kitchen to the rear hosting access onto the rear garden, useful utility room and downstairs WC, whilst the first floor landing separates three bedrooms, with the main bedroom boasting a dressing room and en-suite shower room, as well as the family bathroom. Outside there is gravelled driveway parking to the front aspect for multiple vehicles, whilst to the rear there is a garage in the generous garden, which also benefits from gravelled seating area, a vast lawn, greenhouse and shed storage.





Entrance Hall

Lounge 3.65m x 3.82m (12'0" x 12'6")

Dining Room 3.55m x 3.84m (11'7" x 12'7")

Kitchen 3.34m x 3.8m (11'0" x 12'6")

Utility Room 1.72m x 1.17m (5'7" x 3'10")



WC

Landing

Dressing Room

Bedroom One 4.2m x 2.48m (13'10" x 8'1")



En-Suite 2.27m x 1.17m (7'5" x 3'10")

Bedroom Two 3.76m x 3.92m (12'4" x 12'11")

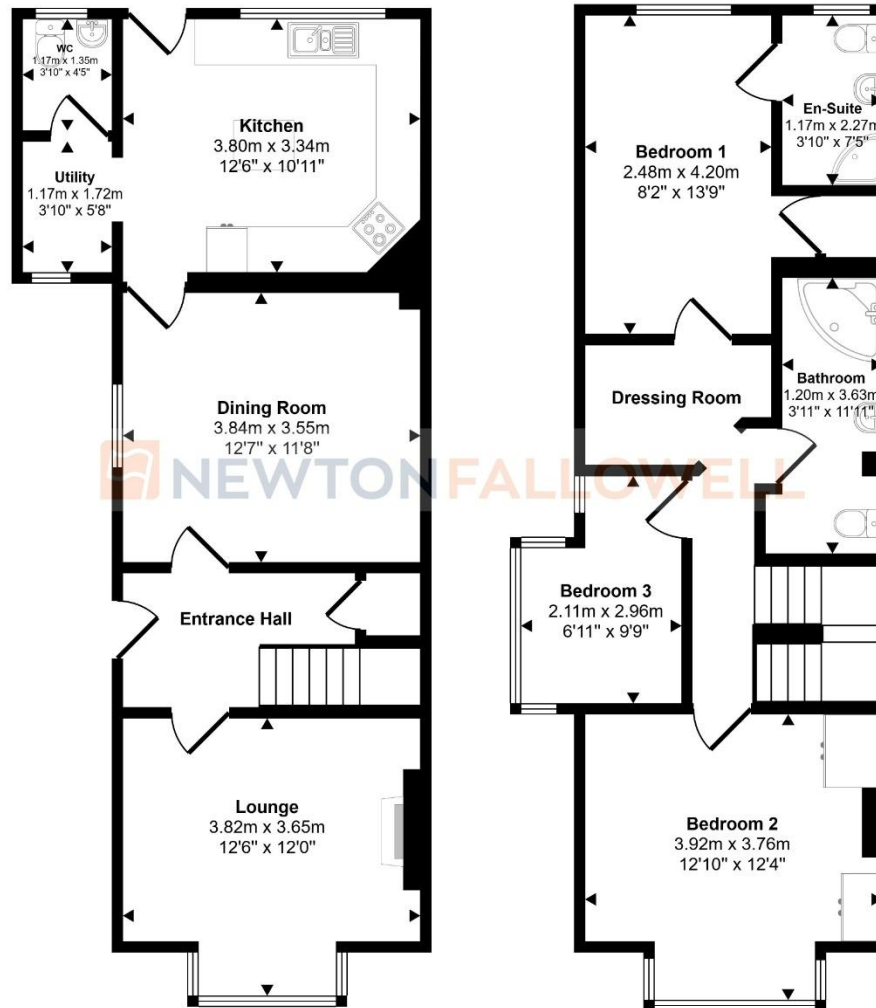
Bedroom Three 2.96m x 2.11m (9'8" x 6'11")

Family Bathroom 3.63m x 1.2m (11'11" x 3'11")





Approx Gross Internal Area
102 sq m / 1101 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
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: 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 £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.



SCAN ME