



 NEWTON FALLOWELL

19 Fallowfield, Orton Wistow, Peterborough, PE2 6UR

 **NEWTON FALLOWELL**

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## Key Features

- Detached Bungalow
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Family Bathroom
- Enclosed Rear Garden
- GARAGE & PARKING
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Offers in Excess of £325,000





This detached bungalow offers THREE BEDROOMS, THREE RECEPTION ROOMS, a GARAGE and PARKING all whilst being sold with NO ONWARD CHAIN situated in a lovely cul-de-sac in Orton Wistow. The accommodation comprises of a centralised entrance hall which grants access to the lounge which boasts a mantle fireplace, dining room with ample dining space, kitchen that hosts built-in oven, hob, fridge freezer, washing machine, as well as vast storage and worksurface space and has access to the side passage for the property, conservatory which is flexible in it's use and overlooks the rear garden, whilst the bedrooms, also being separated via the entrance hall, all benefit from the family bathroom which offers a contemporary three-piece white suite. Outside the rear garden boasts patio seating space and lawn as well side passage access through to the kitchen and front of the bungalow, which hosts low maintenance frontage and a detached garage with an electrically operated door and further internal electrics and offers parking in front.

Entrance Hall

Lounge 3.78m x 4.98m (12'5" x 16'4")

Dining Room 3.14m x 2.68m (10'4" x 8'10")

Kitchen 3.46m x 2.38m (11'5" x 7'10")

Conservatory 2.35m x 2.89m (7'8" x 9'6")

Bedroom One 3.45m x 3.66m (11'4" x 12'0")

Bedroom Two 3.21m x 2.72m (10'6" x 8'11")

Family Bathroom 2.43m x 2.46m (8'0" x 8'1")

Reception Room 2.31m x 2.42m (7'7" x 7'11")

Garage 5.05m x 2.7m (16'7" x 8'11")

**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.

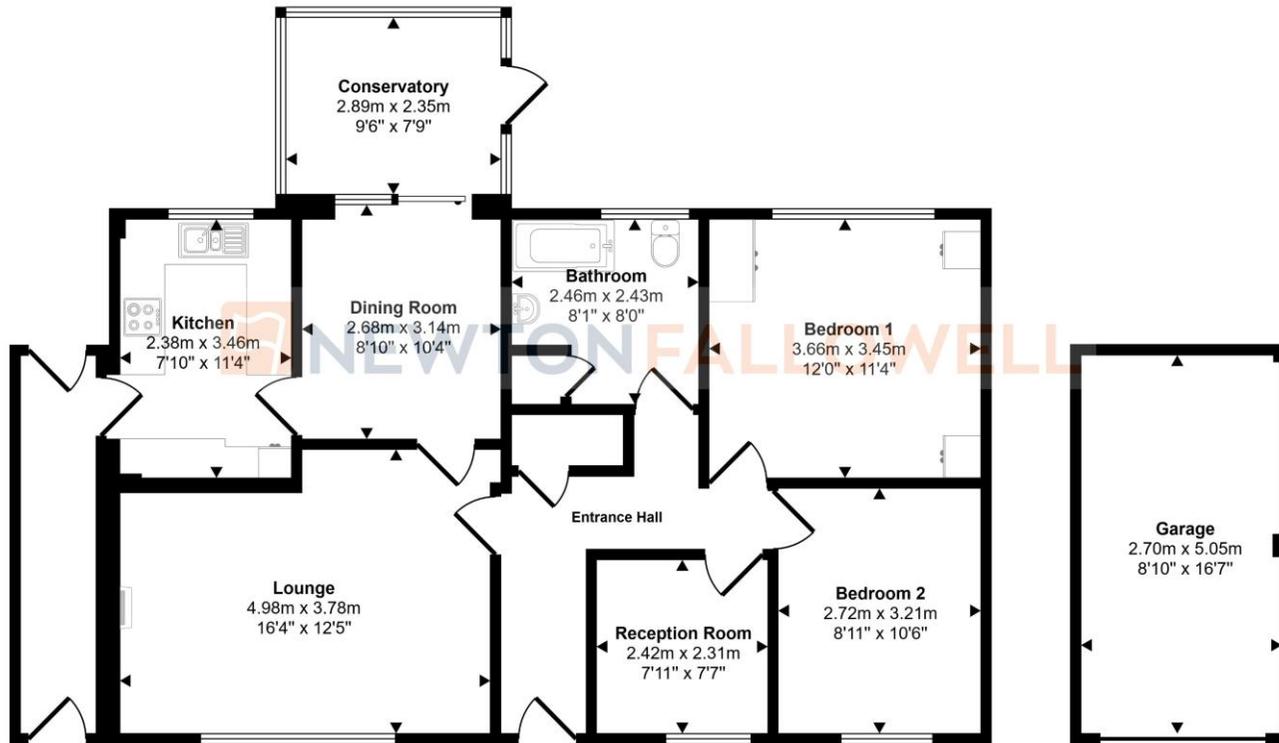
**ANTI-MONEY LAUNDERING REGULATIONS:**

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.

Approx Gross Internal Area  
107 sq m / 1157 sq ft



Floorplan  
Approx 94 sq m / 1010 sq ft

Garage  
Approx 14 sq m / 147 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.

