



53 Pennine Way, Gunthorpe, Peterborough, PE4 7TE

 **NEWTON FALLOWELL**



## Key Features

- Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Modern Shower Room & Downstairs WC
- EXTENSIVE REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Popular Location
- EPC Rating D
- Freehold

Guide Price £300,000 - £325,000





This detached family home situated in a popular location offers THREE BEDROOMS, TWO RECEPTION ROOMS as well as an EXTENSIVE REAR GARDEN and a GARAGE and DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES to the front. The accommodation comprises of an entrance hall that grants access to the useful downstairs WC, spacious lounge diner which hosts a fire place and double door access through to the conservatory, which is flexible in it's use and offers additional rear garden access onto the patio, the kitchen boasts built-in hob, oven, ample work surface and storage space with further space and plumbing for a fridge freezer and washer dryer, as well as benefiting from a further door leading onto the patio, whilst upstairs the landing separates the three bedrooms, with bedroom three hosting built-in storage shelves, which all benefit from the recently refurbished shower room comprising of a three-piece white suite to include a walk in shower. Outside there is an extensive garden to the rear which host two patio seating areas, lawn space, shed storage and side personnel door access to the garage hosting internal electrics, in front of the garage you will find a driveway offering parking for multiple vehicles in addition to a further lawn and side gated access through to the patio.

### Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

Entrance Hall

WC

Lounge Diner 7.02m x 3.52m (23'0" x 11'6")

Kitchen 2.81m x 3.22m (9'2" x 10'7")

Conservatory 3.19m x 3.22m (10'6" x 10'7")

Landing

Bedroom One 5.55m x 3.63m (18'2" x 11'11")

Bedroom Two 3.25m x 3.6m (10'8" x 11'10")

Bedroom Three 2.24m x 3.22m (7'4" x 10'7")

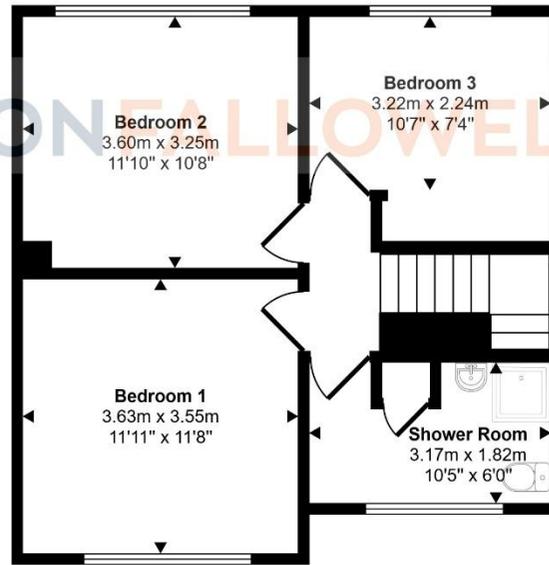
Shower Room 1.82m x 3.17m (6'0" x 10'5")

Garage 5.13m x 2.44m (16'10" x 8'0")

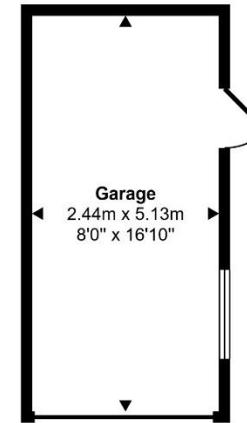
Approx Gross Internal Area  
116 sq m / 1247 sq ft



Ground Floor  
Approx 57 sq m / 614 sq ft



First Floor  
Approx 46 sq m / 498 sq ft



Garage  
Approx 13 sq m / 135 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 £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.

