



37 Middle Pasture, Werrington, Peterborough, PE4 5AU

 **NEWTON FALLOWELL**

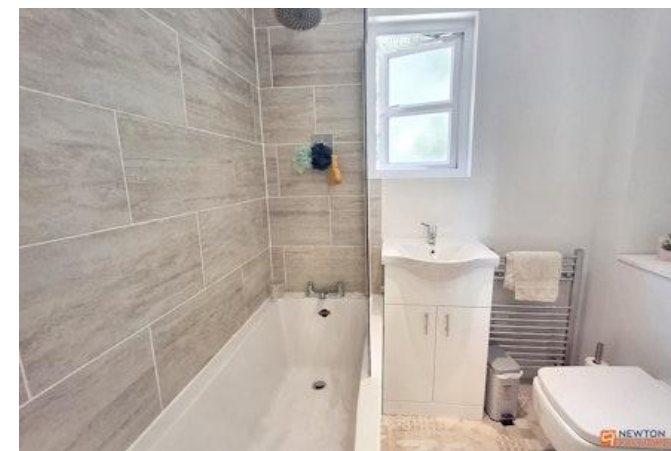
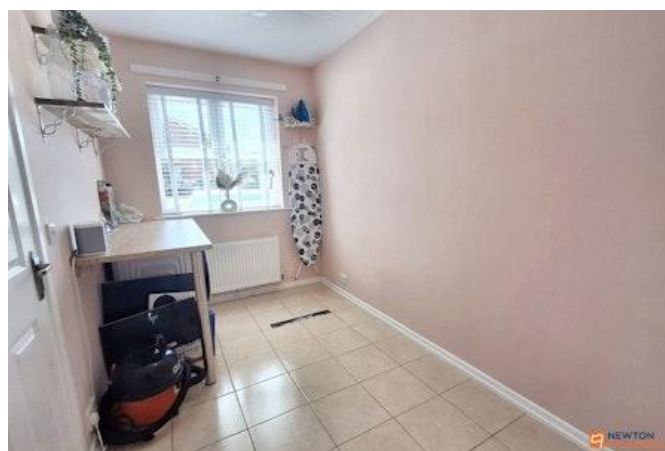


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## Key Features

- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Kitchen Diner
- Downstairs WC & Upstairs Family Bathroom
- Driveway Parking to Front Aspect
- Enclosed & Private Garden to Rear
- EPC Rating C
- Freehold

Offers In Excess Of £250,000





An EXTENDED detached family home BACKING ONTO FIELDS and offering THREE BEDROOMS and TWO RECEPTION ROOMS, situated within walking distance of schooling and amenities within Werrington. The accommodation comprises of an entrance porch, spacious lounge to the front of the home and a modern kitchen diner to the rear, hosting access onto the office/utility, which is flexible in its use and provides access onto the useful downstairs WC, whilst upstairs three bedrooms are separated by the first floor landing alongside the family bathroom, with two of the bedrooms benefiting from useful built-in wardrobes and the bathroom boasting a contemporary three-piece white suite. Outside there is driveway parking located to the front aspect, whilst to the rear the garden benefits from lawn, patio seating, shed storage and privacy to the rear.

## Entrance Hall

Lounge 3.91m x 5.19m (12'10" x 17'0")

Kitchen Diner 2.7m x 5.37m (8'11" x 17'7")

Office/Utility 3.2m x 1.88m (10'6" x 6'2")

## WC

## Landing

Bedroom One 2.99m x 2.98m (9'10" x 9'10")

Bedroom Two 2.7m x 3.18m (8'11" x 10'5")

Bedroom Three 2.07m x 2.26m (6'10" x 7'5")

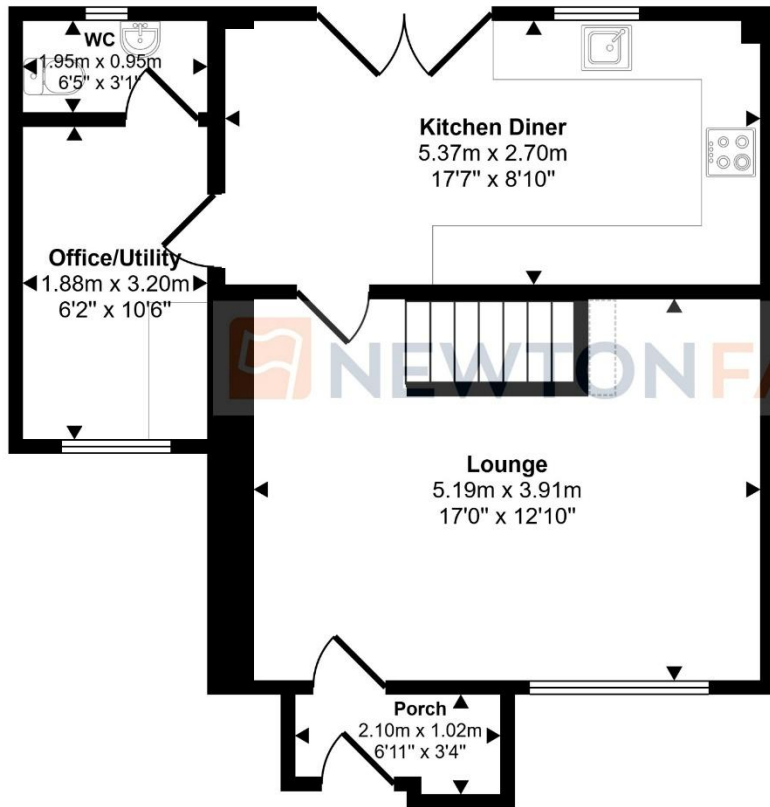
Family Bathroom 1.86m x 2.05m (6'1" x 6'8")

## Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts 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. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.




Approx Gross Internal Area  
85 sq m / 920 sq ft

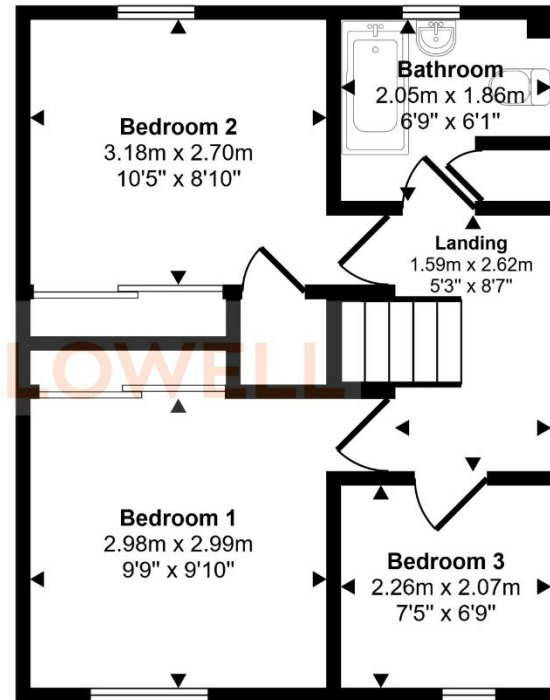


#### Ground Floor

Approx 49 sq m / 522 sq ft

 Denotes head height below 1.5m

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.



#### First Floor

Approx 37 sq m / 398 sq ft

#### 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 £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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