



 **NEWTON**  
FALLOWELL

89 Gunthorpe Road, Gunthorpe, Peterborough, PE4 7TS

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## Key Features

- Detached Bungalow
- AVAILABLE IMMEDIATELY!
- THREE BEDROOMS
- Spacious Lounge & Modern Kitchen
- Contemporary Family Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GENEROUS REAR GARDEN
- EPC Rating D
- Holding Deposit - £276
- Deposit - £1384 (nil deposit option available)

£1,200 PCM







This spacious detached bungalow is AVAILABLE IMMEDIATELY and offers THREE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, as well as a GENEROUS GARDEN to the rear. The accommodation comprises of a centralised entrance hall, spacious lounge to the front of the home, modern kitchen overlooking the rear garden, three bedrooms which also provide the potential to be utilised as further reception spaces, in addition to the family bathroom which hosts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles in front of the garage, with side gated access leading to the generous rear garden, which benefits from patio seating and lawn.

### 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

Lounge 4.13m x 4.25m (13'6" x 13'11")

Kitchen 2.98m x 3.59m (9'10" x 11'10")

Bedroom One 3.14m x 4.07m (10'4" x 13'5")

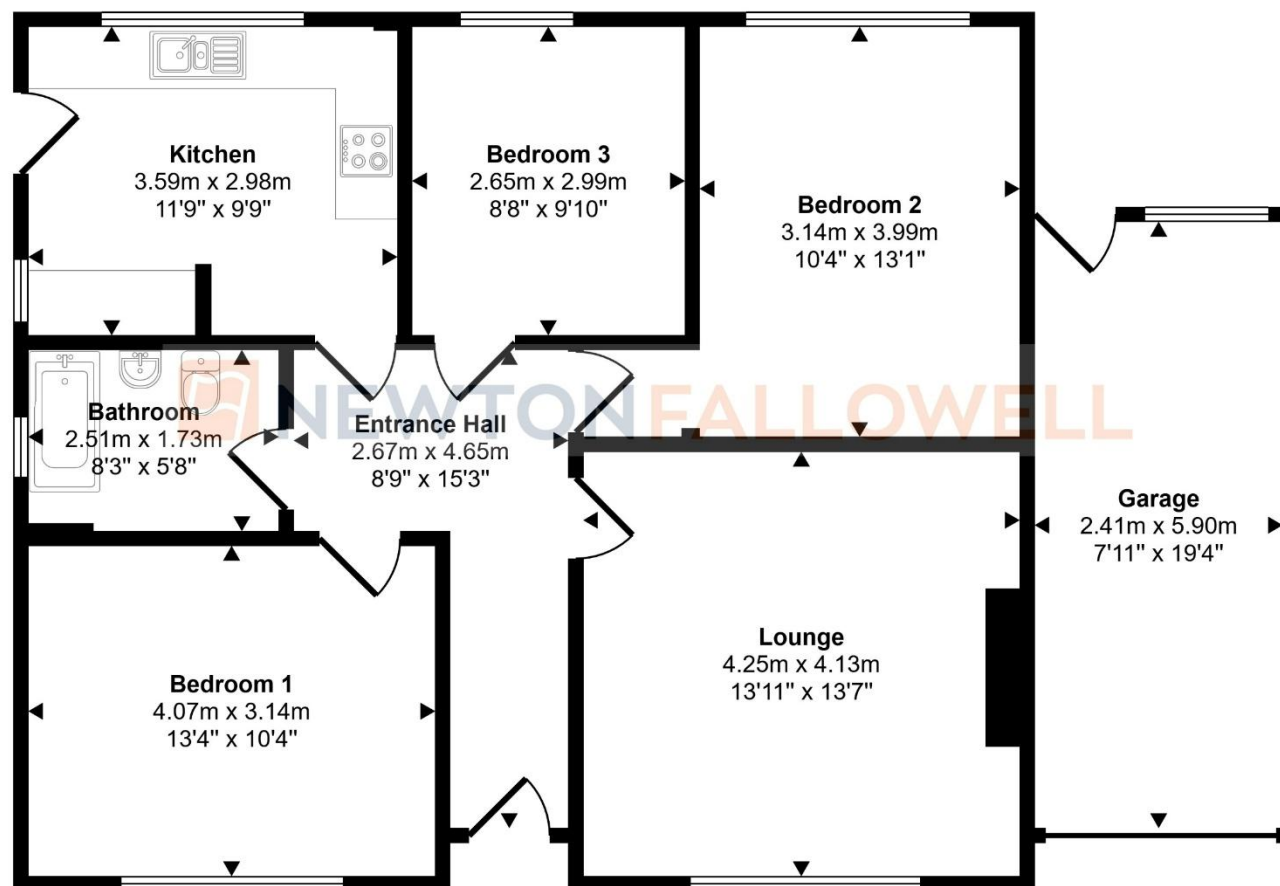
Bedroom Two 3.99m x 3.14m (13'1" x 10'4")

Bedroom Three 2.99m x 2.65m (9'10" x 8'8")

Family Bathroom 1.73m x 2.51m (5'8" x 8'2")

Garage 5.9m x 2.41m (19'5" x 7'11")

Approx Gross Internal Area  
94 sq m / 1014 sq ft



Floorplan

**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.



SCAN ME

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.