



11 Temple Grange, Peterborough

In Excess of £360,000

 **NEWTON FALLOWELL**

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Peterborough

GUIDE PRICE £350,000 - £375,000 This detached family home benefits from FOUR BEDROOMS with EN-SUITE, as well as a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, situated within a popular cul-de-sac position in Werrington. The accommodation comprises of an entrance hall, downstairs WC, spacious lounge, modern open plan kitchen diner, with four bedrooms located upstairs alongside en-suite and family bathroom. Outside there is driveway parking for multiple vehicles and garage to the front aspect, with an enclosed garden positioned to the rear.

Upon entering the home via the entrance hall there are doors to the kitchen diner, lounge and useful downstairs WC, with the lounge found to the rear with patio doors leading onto the garden. The kitchen diner is open plan, also hosting doors onto the rear garden, as well as boasting an array of work surface and cupboard storage, in addition to integrated appliances to include fridge freezer, washing machine and dishwasher. The first floor landing separates four bedrooms, with the main bedroom benefiting from a contemporary en-suite shower room, with the family bathroom servicing the remaining bedrooms.

Outside there is driveway parking for multiple vehicles and a garage, with side gated access leading to the rear garden, which offers lawn and patio seating area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

WC

5' 11" x 2' 7" (1.80m x 0.80m)

Lounge

15' 1" x 12' 2" (4.60m x 3.70m)

Kitchen Diner

25' 7" x 8' 10" (7.80m x 2.70m)

Landing

Bedroom One

15' 1" x 12' 6" (4.60m x 3.80m)

En-Suite

8' 10" x 4' 11" (2.70m x 1.50m)

Bedroom Two

12' 6" x 7' 10" (3.80m x 2.40m)

Bedroom Three

11' 6" x 7' 10" (3.50m x 2.40m)

Bedroom Four

11' 6" x 7' 7" (3.50m x 2.30m)

Family Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

Garage

13' 5" x 8' 10" (4.10m x 2.70m)





Newton Fallowell - Peterborough

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