



 **NEWTON**
FALLOWELL

11 Lindsey Close, Walton, Peterborough, PE4 6HL

 **NEWTON FALLOWELL**

3 2 4

Key Features

- EXTENDED SEMI-DETACHED HOUSE
- GENEROUS CORNER PLOT POSITION
- THREE BEDROOMS
- FOUR RECEPTION ROOMS
- Downstairs Wet Room & Upstairs Family Bathroom
- Garage & Driveway For Multiple Vehicles
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £275,000 - £300,000





This EXTENDED semi-detached home sits on a GENEROUS CORNER PLOT with a EXTENSIVE GARDENS TO THE SIDE AND REAR, offering THREE BEDROOMS and FOUR RECEPTION ROOMS whilst being sold with NO ONWARD CHAIN, making it an ideal investment opportunity. The accommodation comprises of an entrance hall, lounge boasting a fireplace, dining room, conservatory with rear garden access, kitchen with pantry, useful utility room, downstairs wet room and a study which is flexible in its use, whilst upstairs the landing separates three bedrooms, with the main bedroom boasting built-in storage, and an upstairs WC and family bathroom. Outside there is driveway parking for multiple vehicles whilst the expansive corner plot hosts a garage, shed storage, patio and lawn.





Entrance Hall

Lounge 3.82m x 3.96m (12'6" x 13'0")

Dining Room 3.27m x 2.99m (10'8" x 9'10")

Conservatory

Kitchen 3.23m x 2.89m (10'7" x 9'6")

Utility Room 2.86m x 2.37m (9'5" x 7'10")

Wet Room

Family Room

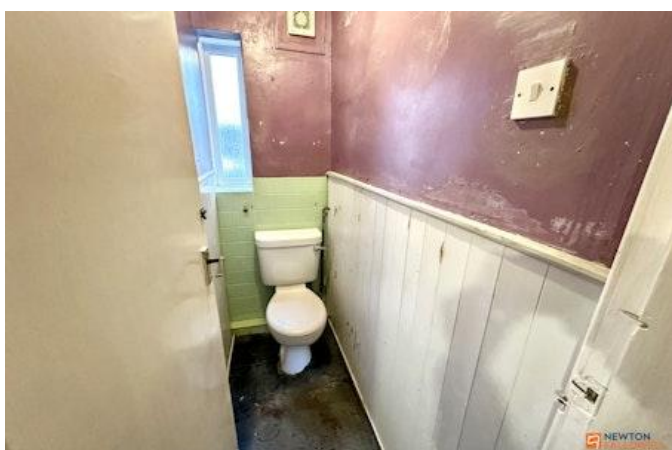
Landing

Bedroom One 4.12m x 3.45m (13'6" x 11'4")

Bedroom Two 2.96m x 3.63m (9'8" x 11'11")

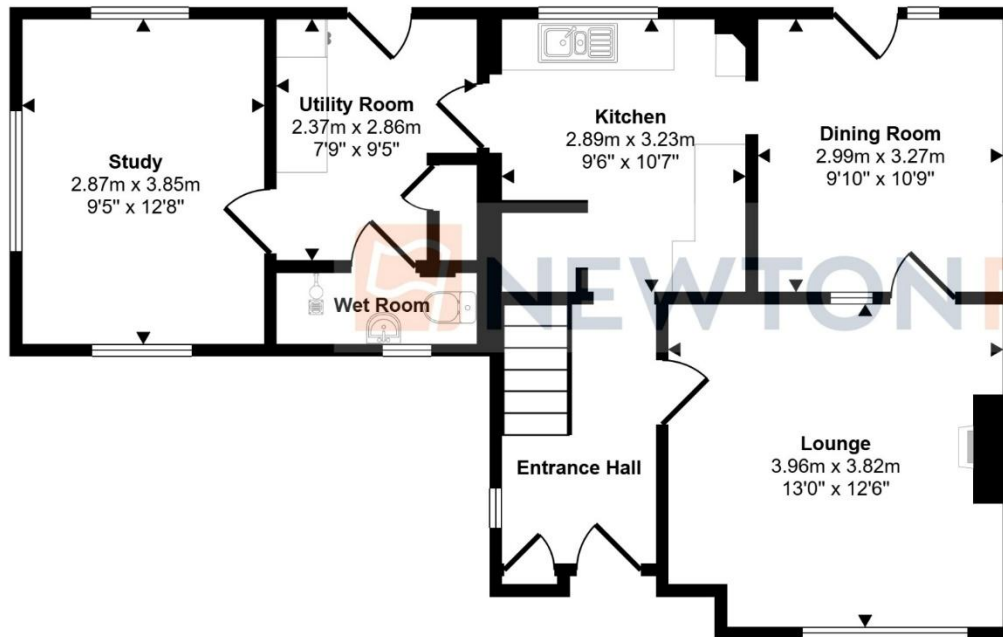
Bedroom Three 2.79m x 2.4m (9'2" x 7'11")

Family Bathroom 1.65m x 1.36m (5'5" x 4'6")

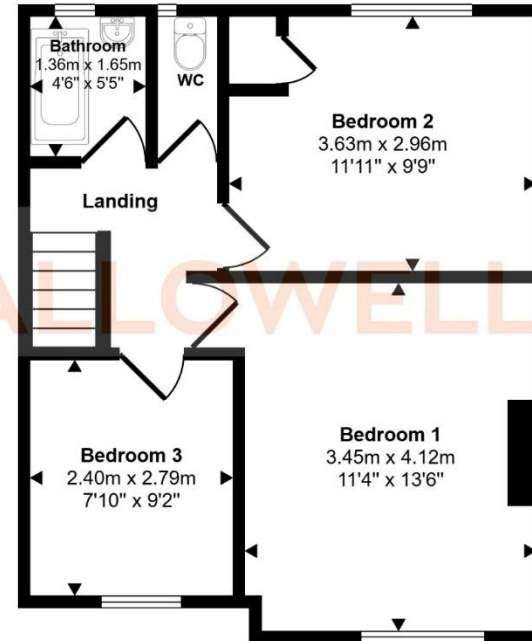




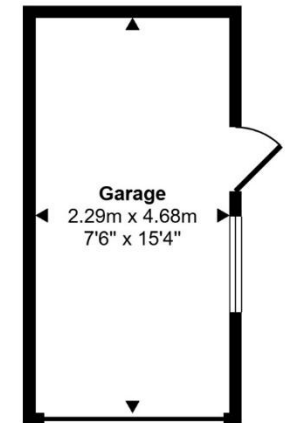
Approx Gross Internal Area
117 sq m / 1255 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft



First Floor
Approx 42 sq m / 457 sq ft



Garage
Approx 11 sq m / 115 sq ft

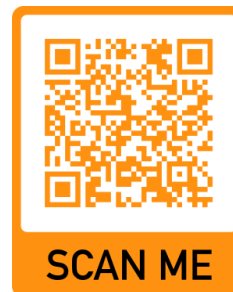
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: 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 £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.