



11 Temple Grange, Werrington, Peterborough, PE4 5DN

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Detached Family Home in Cul-De-Sac
- FOUR BEDROOMS
- Spacious Lounge with French Doors onto Garden
- Modern Open Plan Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Enclosed Rear Garden
- EPC Rating D
- Freehold

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.

Entrance Hall

WC 6'0" x 2'6" (1.8m x 0.8m)

Lounge 12'0" x 15'0" (3.7m x 4.6m)

Kitchen Diner 25'6" x 9'0" (7.8m x 2.7m)

Landing

Bedroom One 15'0" x 12'6" (4.6m x 3.8m)

En-Suite 5'0" x 9'0" (1.5m x 2.7m)

Bedroom Two 8'0" x 12'6" (2.4m x 3.8m)

Bedroom Three 8'0" x 11'6" (2.4m x 3.5m)

Bedroom Four 7'6" x 11'6" (2.3m x 3.5m)

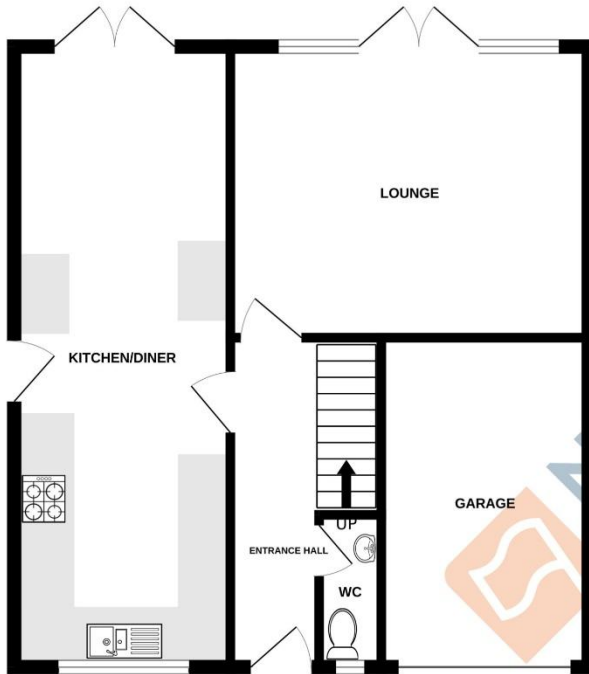
Family Bathroom 7'0" x 5'6" (2.1m x 1.7m)

Garage 13'6" x 9'0" (4.1m x 2.7m)

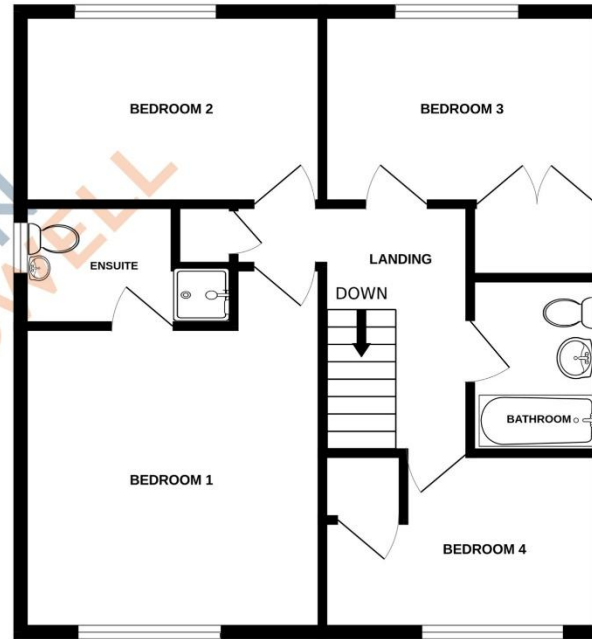
Werrington

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.

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.