



1 Littledale Crescent, Peterborough  
£240,000

 **NEWTON FALLOWELL**

## 1 Littledale Crescent

Hempsted, Peterborough

Upon entering the property, you are welcomed into a practical entrance hall, which leads to a bright and inviting lounge (perfect for relaxing or entertaining guests) and a generous kitchen diner, complete with contemporary fitted units, integrated appliances, and ample space for a dining table. The kitchen diner provides easy access to the rear of the property, enhancing the flow of the living space and offering flexibility for every-day family life. Upstairs, the landing leads to three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room (featuring modern fixtures and a sleek finish) for added privacy and convenience. The remaining two bedrooms are served by a stylish family bathroom, equipped with a bath, wash basin, and WC, while the ground floor also benefits from a separate cloakroom WC, ideal for guests and busy households. Throughout the property, thoughtful design elements such as built-in storage cupboards, quality flooring, and double glazing ensure comfort and practicality. The home's layout is designed to maximise natural light, creating a warm and welcoming atmosphere in every room. Additional features include gas central heating, a well-maintained interior, and neutral décor, providing a move-in ready environment that can be easily personalised. The property's location is particularly advantageous, with reputable primary and secondary schools nearby, a range of shops, cafes, and essential services within easy reach, and excellent transport connections for commuting to nearby towns or city centres. With an EPC rating to be confirmed, this end of terrace house combines modern convenience, spacious accommodation, and a sought-after location, making it a superb opportunity for those seeking a well-appointed family home.

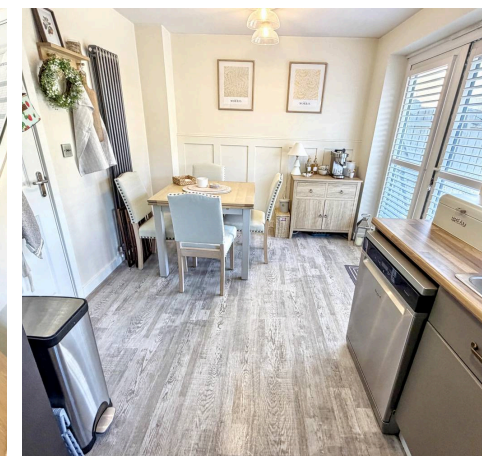
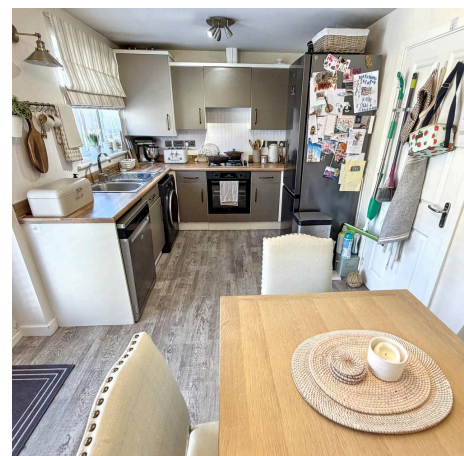
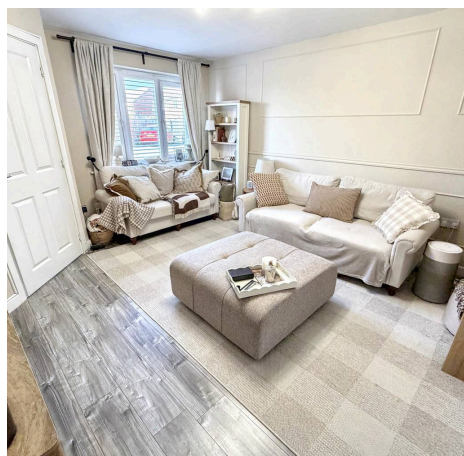
Council Tax band: B

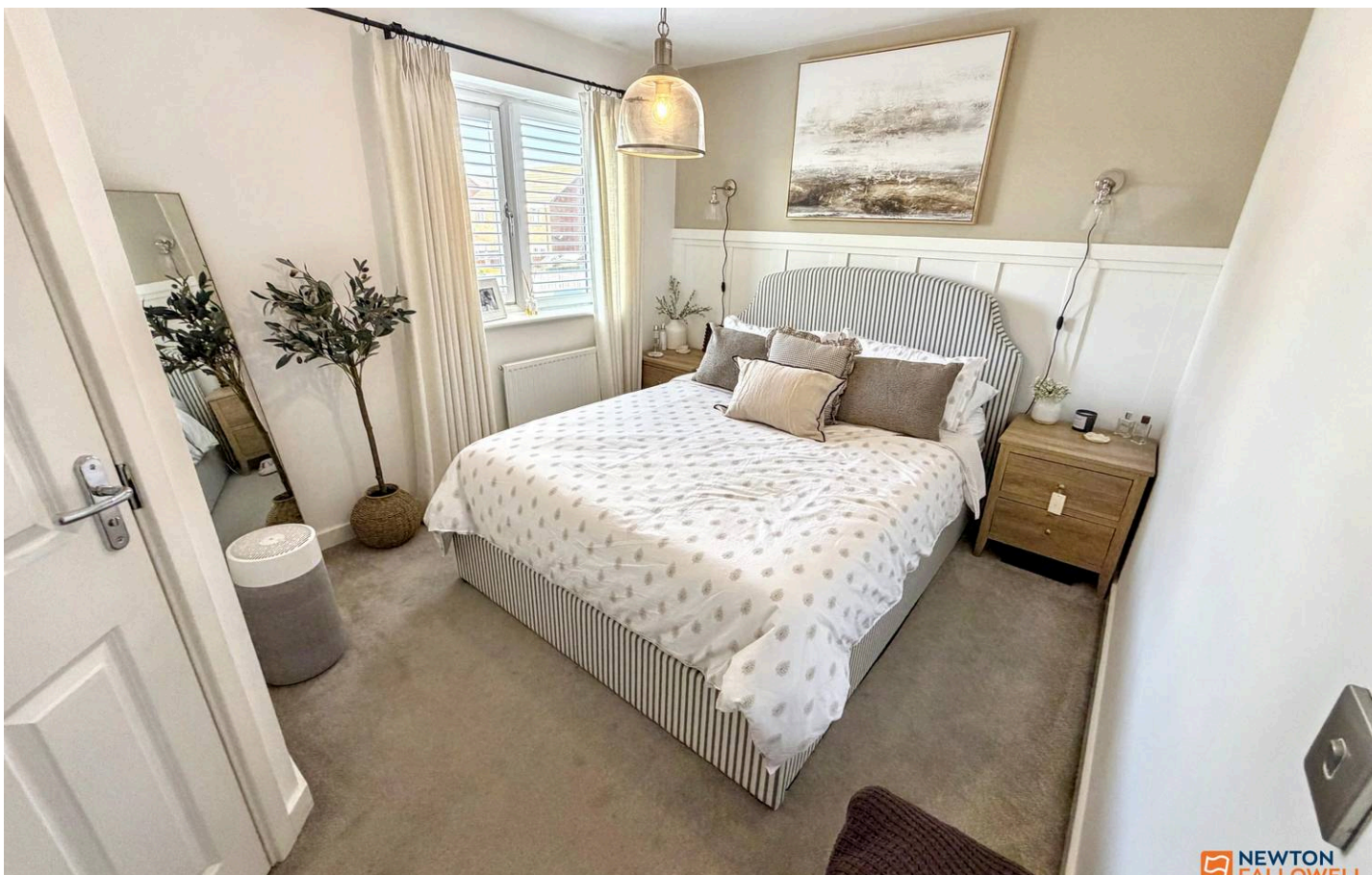
Tenure: Leasehold

EPC Energy Efficiency Rating: B



NEWTON  
FOLLOW





Entrance Hall

WC

Lounge

14' 3" x 12' 2" (4.35m x 3.70m)

Kitchen Diner

8' 9" x 15' 6" (2.66m x 4.72m)

Landing

Bedroom One

9' 3" x 9' 7" (2.83m x 2.93m)

En-suite

Bedroom Two

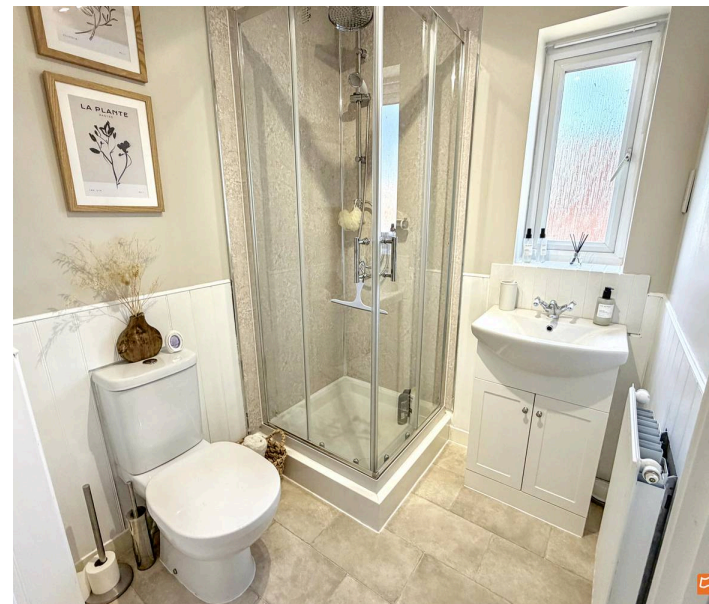
7' 5" x 9' 1" (2.25m x 2.78m)

Bedroom Three

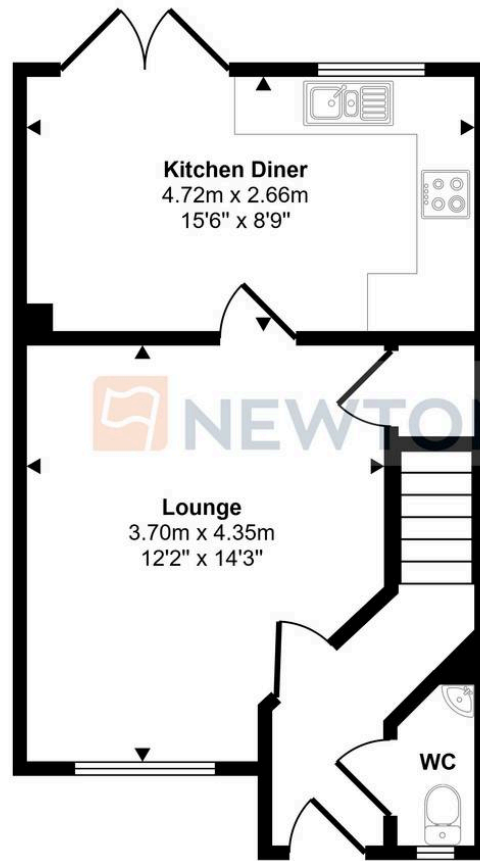
7' 6" x 5' 10" (2.29m x 1.77m)

Family Bathroom

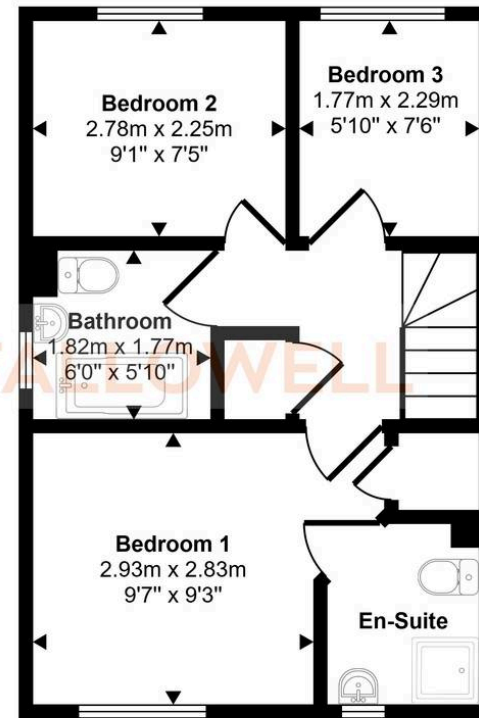
5' 10" x 6' 0" (1.77m x 1.82m)



Approx Gross Internal Area  
70 sq m / 748 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 34 sq m / 363 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.

Newton Fallowell - Peterborough

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