



41 Lakeside, Werrington, Peterborough, PE4 6QZ

 **NEWTON FALLOWELL**



Key Features

- A Spacious Detached Bungalow
- STUNNING VIEWS TO FRONT ASPECT OVER CUCKOO'S HOLLOW
- THREE BEDROOMS
- Lounge Diner & Family Room
- Kitchen, Utility Room & Shower Room
- DOUBLE GARAGE & GARDENS
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £325,000 - £350,000





This detached bungalow benefits from a SUPERB OUTLOOK TO THE FRONT ASPECT OVER CUCKOO'S HOLLOW, as well as a DOUBLE GARAGE and NO ONWARD CHAIN. The accommodation comprises of an entrance porch, entrance hall, spacious lounge diner, kitchen, utility room, family room, THREE BEDROOMS and a shower room. Outside there is a double garage to the side aspect, as well as gardens to front and rear, with the bungalow boasting tremendous views over Cuckoo's Hollow to the front aspect.

Upon entering the home, the entrance porch leads into the entrance hall, which provides access to the spacious lounge diner stretching from front to rear and offering ample space for living and dining. To the rear, you will find the kitchen and the utility room, which provide access onto a further reception room overlooking the rear garden. Three bedrooms are accessible from the entrance hall in addition to the shower room, which completes the accommodation.

Outside to the side aspect there is driveway parking for multiple vehicles leading to the double garage. There are gardens to both front and rear, with the rear garden being fully enclosed and offering lawn, patio seating and shed storage. The bungalow also enjoys an enviable position and boasts stunning views over Cuckoo's Hollow to the front aspect, which needs to be seen to be truly appreciated.





Entrance Porch

Entrance Hall

Lounge Diner 15'6" x 26'0" (4.7m x 7.9m)

Kitchen 13'6" x 9'6" (4.1m x 2.9m)



Utility Room 12'0" x 7'0" (3.7m x 2.1m)

Family Room 14'0" x 7'0" (4.3m x 2.1m)

Bedroom One 12'0" x 11'6" (3.7m x 3.5m)

Bedroom Two 9'0" x 12'0" (2.7m x 3.7m)

Bedroom Three 6'6" x 11'6" (2m x 3.5m)

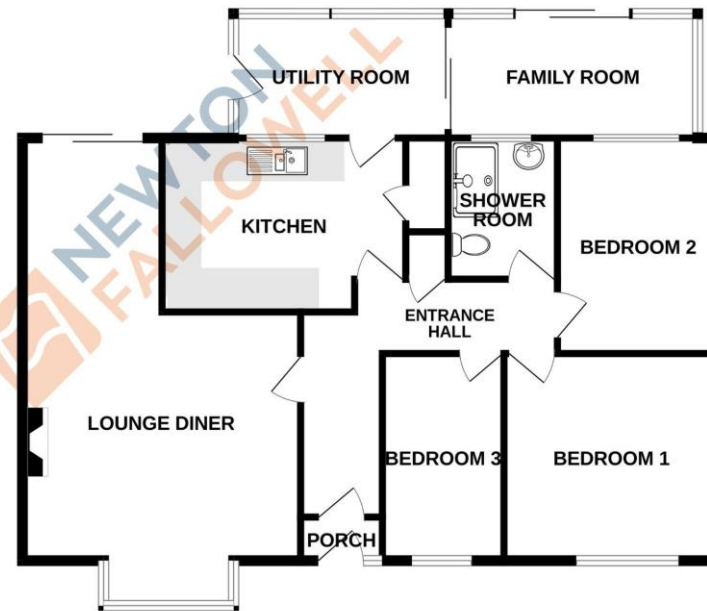
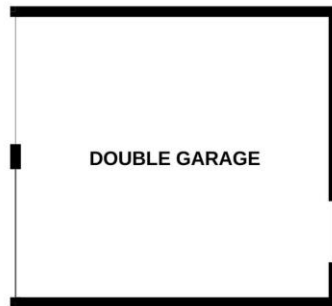
Shower Room 6'0" x 8'0" (1.8m x 2.4m)

Double Garage 16'0" x 17'6" (4.9m x 5.3m)





GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

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 £55 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.

TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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