

18 Windermere Way, Gunthorpe, Peterborough

£350,000

NEWTON FALLOWELL

18 Windermere Way

Gunthorpe, Peterborough

This EXTENDED detached bungalow is situated within a quiet cul-de-sac in Gunthorpe benefiting from a GENEROUS SOUTH-FACING REAR GARDEN to the rear, TWO RECEPTION ROOMS and THREE BEDROOMS, as well as DRIVEWAY PARKING FOR MULTIPLE VEHICLES. Inside, the centralised entrance hall separates the majority of the accommodation, with both the kitchen diner and lounge diner extended to the rear. The modern fitted kitchen boasts an array of work surface and cupboard storage, integrated oven, hob and extractor, freestanding appliance spaces for a washing machine and fridge freezer, door to the rear garden, breakfast bar seating and additional space for further dining. The spacious lounge diner hosts additional space for living and dining, whilst also providing access onto a further reception room, ideal to be used as an office or gym space to work from or work out from. The three bedrooms are all accessed from the entrance hall, as well as the family bathroom, which benefits from a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the front and side of the bungalow for multiple vehicles, with gated access to both sides leading to the south-facing rear garden, which offers patio seating areas, lawn and ample shed storage space. The bungalow is situated on a no-through road, cul-de-sac position, within walking distance of shops and amenities in Gunthorpe and Werrington Village, as well as local schooling.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:















Entrance Hall

Lounge Diner
22' 0" x 17' 6" (6.71m x 5.33m)

Kitchen Diner
22' 0" x 10' 0" (6.71m x 3.05m)

Gym/Study
9' 6" x 5' 6" (2.90m x 1.67m)

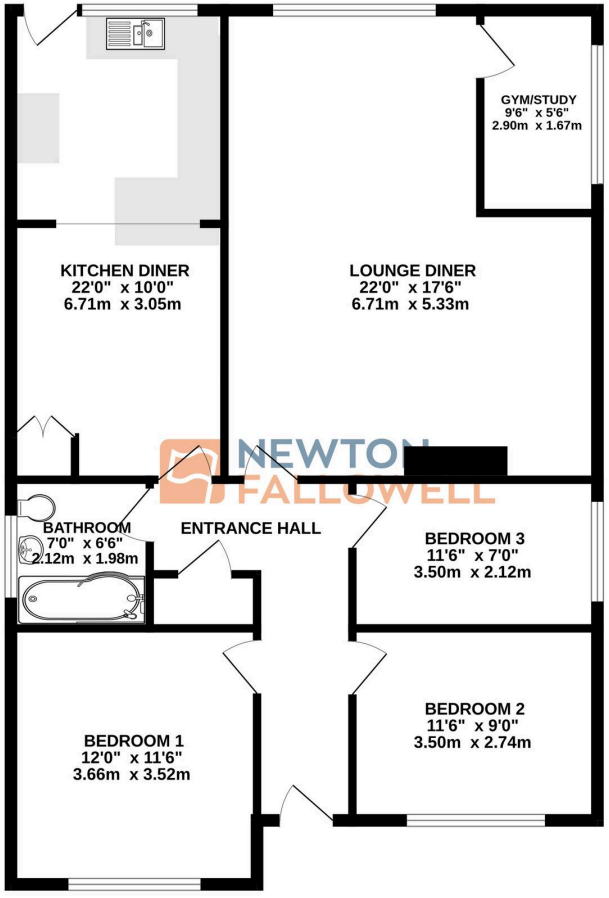
Bedroom 1
12' 0" x 11' 7" (3.66m x 3.52m)

Bedroom 2
11' 6" x 9' 0" (3.50m x 2.74m)

Bedroom 3
11' 6" x 6' 11" (3.50m x 2.12m)

Family Bathroom
6' 11" x 6' 6" (2.12m x 1.98m)

GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Newton Fallowell - Peterborough
Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB
01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough