



4 The Glen, Fletton, Peterborough, PE2 8EH

 **NEWTON FALLOWELL**

4 2 3

Key Features

- HEAVILY EXTENDED SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- Family Bathroom, En-Suite & Upstairs Toilet
- Contemporary Kitchen
- Spacious Rear Garden
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC Rating TBC
- Freehold

£300,000





This semi-detached home benefits from being HEAVILY EXTENDED and offers FOUR BEDROOMS, THREE RECEPTION ROOMS, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a SPACIOUS REAR GARDEN. The accommodation comprises of an entrance hall, lounge found occupying the front aspect of the home and boasts a half-bay window, dining room located opposite the lounge offering ample dining space and leads through to the kitchen boasting built-in oven, hob, fridge, freezer & drinks chiller, utility with further built-in appliances to include a washer fryer and freezer, a converted carport offering tiled flooring and spacious seating area with both access to the front and rear of the home, a downstairs family bathroom offering a three-piece white suite with a shower over the bath, sitting room occupying the rear of the home flexible in it's use and offers patio door access to the garden, whilst downstairs you will find one of the four bedrooms which benefits from an en-suite which comprises of a further three-piece white-suite to include a walk in shower, whilst upstairs the remaining bedrooms are separated by the landing, with two of the three bedrooms benefiting from a Jack and Jill toilet.



Outside the property hosts a spacious rear garden which offers double patio seating space, lawn and shed storage, whilst to the front of the home you will find the driveway which boasts parking for multiple vehicles.



Entrance Hall

Lounge 4.05m x 3.56m (13'4" x 11'8")

Dining Room 3.25m x 3.53m (10'8" x 11'7")

Kitchen 4.05m x 2.22m (13'4" x 7'4")

Patio 5.35m x 3.93m (17'7" x 12'11")

Bedroom One 3.66m x 2.77m (12'0" x 9'1")

En-Suite 1.9m x 1.44m (6'2" x 4'8")

Family Bathroom

Utility 4.95m x 2.85m (16'2" x 9'5")

Sitting Room 2.57m x 3.67m (8'5" x 12'0")

Bedroom Two 3.23m x 3.55m (10'7" x 11'7")

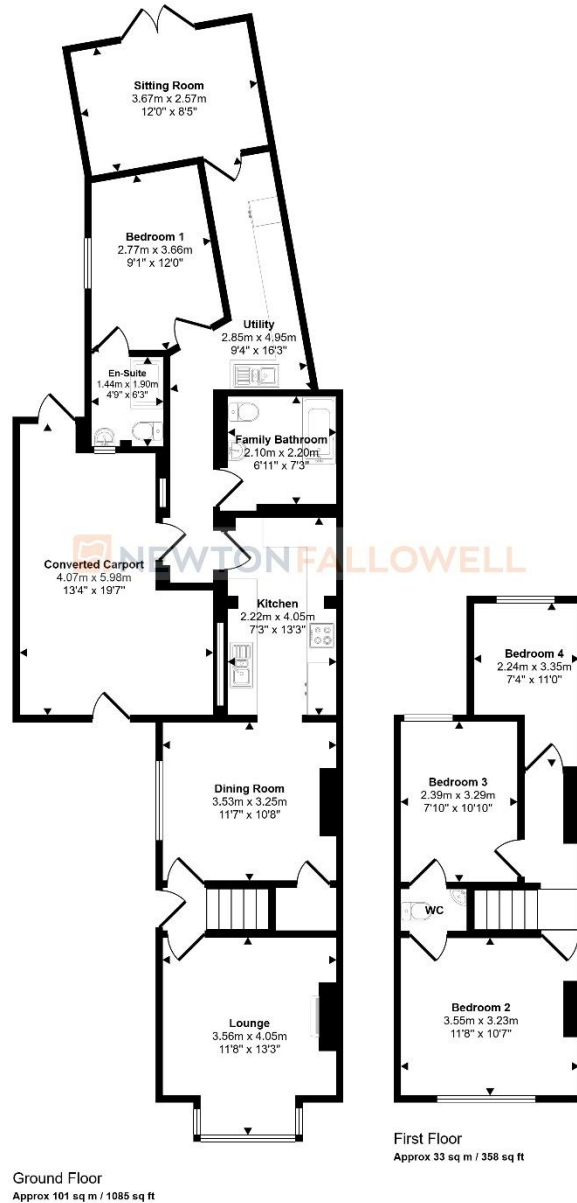
Bedroom Three 3.29m x 2.39m (10'10" x 7'10")

Bedroom Four 3.35m x 2.24m (11'0" x 7'4")





Approx Gross Internal Area
134 sq m / 1443 sq ft



Ground Floor
Approx 101 sq m / 1085 sq ft

First Floor
Approx 33 sq m / 358 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 £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.

