



14 Borrowdale Close, Peterborough

In Excess of £250,000

 **NEWTON FALLOWELL**

14 Borrowdale Close

Gunthorpe, Peterborough

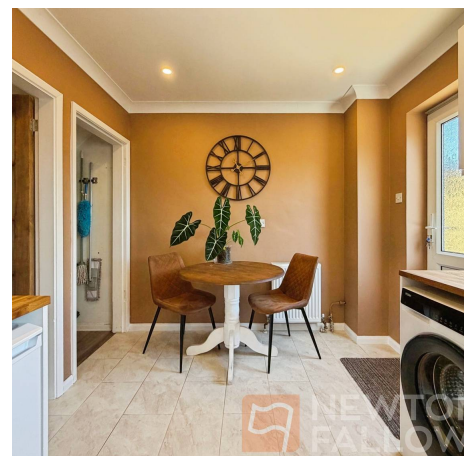
This well-presented SEMI-DETACHED FAMILY HOME offers THREE BEDROOMS, a MODERN KITCHEN DINER, and a spacious lounge, making it an ideal choice for families seeking comfort and convenience. Upon entering the property, you are greeted by a welcoming hallway that leads directly into the bright lounge, featuring ample space for seating with an outlook of the front garden and leads into the recently renovated kitchen diner being thoughtfully designed with a range of sleek fitted units, integrated appliances (including oven, hob, and extractor), and generous countertop space, providing both practicality and style for everyday living and family meals. Upstairs, there are three well-proportioned bedrooms, each benefitting from the family bathroom comprising of a three-piece white suite with a shower over the bath. Outside the property offers an abundance of frontage including both lawn and driveway parking leading to the garage whilst the rear of the home comprises of further lawn and patio seating space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Hallway

Lounge

15' 0" x 12' 0" (4.57m x 3.66m)

Kitchen / diner

8' 6" x 15' 6" (2.59m x 4.72m)

Landing

Bedroom 1

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom 2

10' 6" x 8' 0" (3.20m x 2.44m)

Bedroom 3

7' 0" x 7' 0" (2.13m x 2.13m)

Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

Garage

18' 0" x 8' 6" (5.49m x 2.59m)



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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

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