

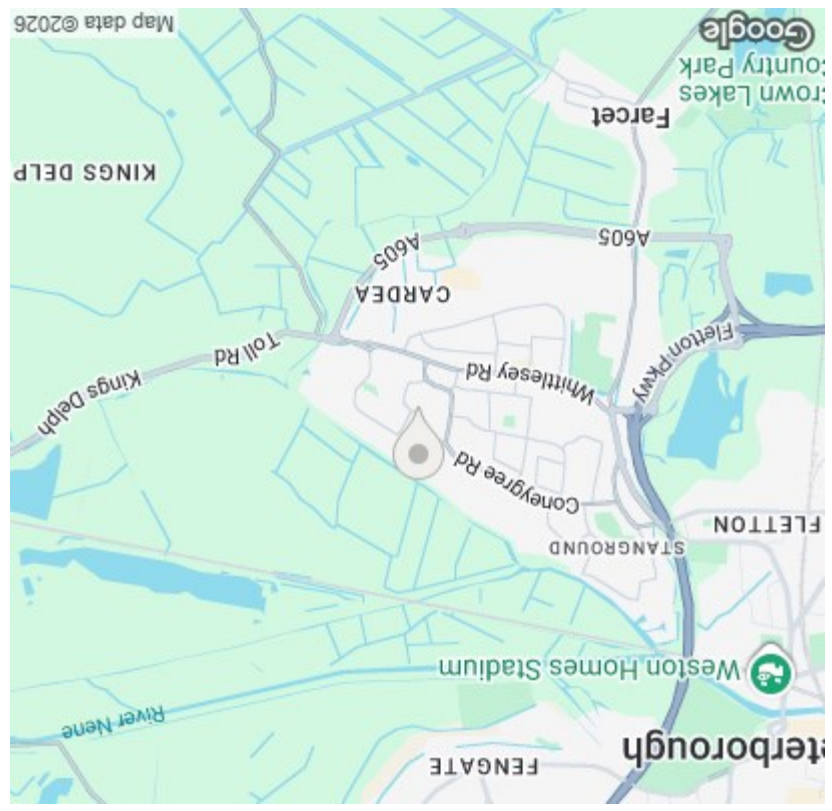
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.

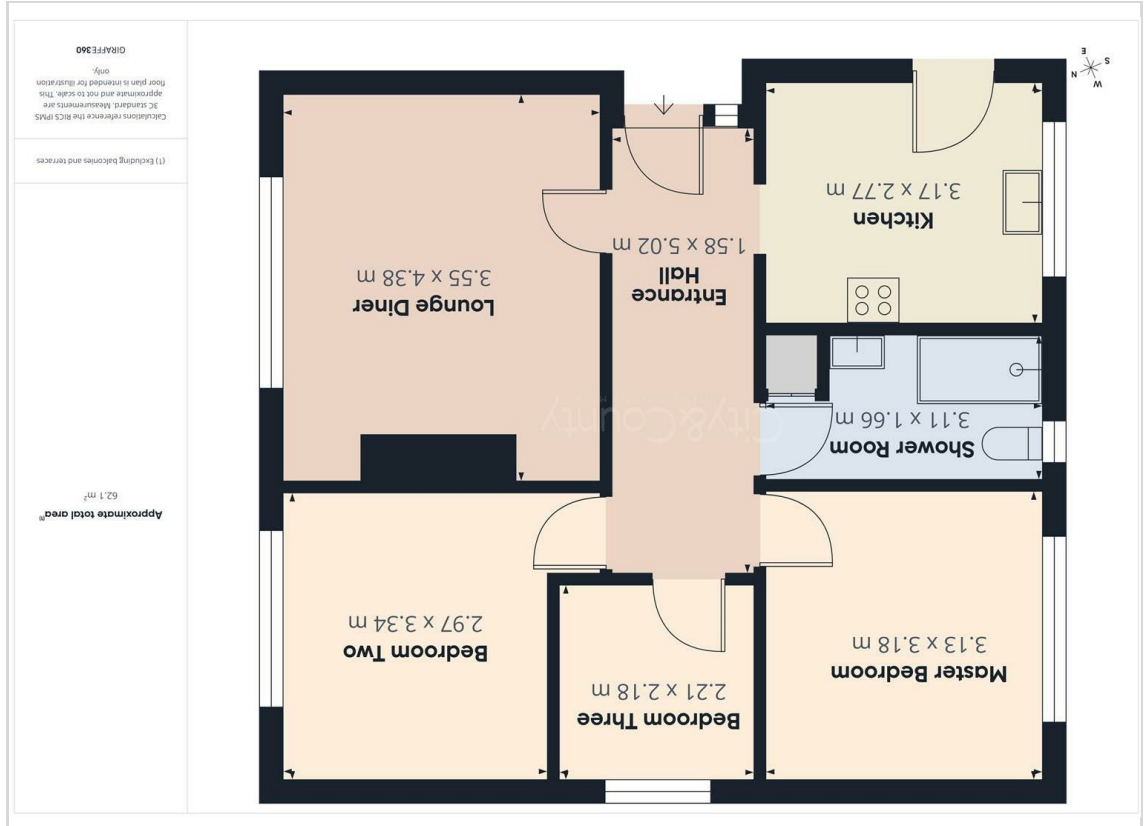
Energy Efficiency Rating	
Current	Minimum
A (72-91)	A (72-91)
B (69-81)	B (69-81)
C (64-82)	C (64-82)
D (59-68)	D (59-68)
E (51-58)	E (51-58)
F (45-50)	F (45-50)
G (35-40)	G (35-40)

Any energy efficient lower rating costs
 Any energy efficient higher rating costs

Energy Efficiency Graph



Area Map

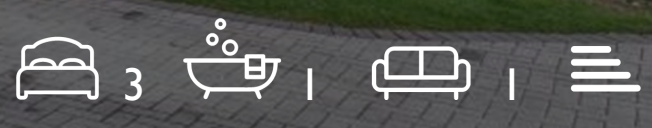


Floor Plan



Newborn Close
 Stanground, Peterborough, PE2 8NA

Guide Price £350,000 - Freehold , Tax Band - B



Newborn Close

Stanground, Peterborough, PE2 8NA

*** Guide Price £350,000 - £375,000 ***

Situated on a generous corner plot in Stanground, Peterborough, this beautifully refurbished detached bungalow offers exceptional, move-in ready accommodation finished to a high specification throughout. Having undergone a comprehensive renovation including new heating, electrics, windows, doors, kitchen and bathroom, the property now provides the feel and quality of a brand-new home, complemented by landscaped wraparound gardens and excellent external storage.

Set on a generous corner plot within the sought-after area of Stanground, Peterborough, this beautifully refurbished detached bungalow offers stylish, turnkey living finished to an exceptional standard throughout. Entering via the welcoming entrance hallway, you are immediately struck by the sense of light and flow, with access leading seamlessly into all principal rooms. To one side, the spacious living room provides a superb setting for relaxation or entertaining, benefitting from a bright outlook and a well-proportioned layout that easily accommodates both seating and dining arrangements if desired. The kitchen diner sits conveniently adjacent and has been thoughtfully designed with a contemporary finish, featuring a range of sleek units and integrated appliances, making it both practical and visually appealing, with ample space for everyday dining. Moving through the property, the bungalow offers three well-appointed bedrooms, including a generous master bedroom positioned for privacy, a second double bedroom, and a versatile third bedroom that could equally serve as a home office or guest room. The accommodation is complemented by a modern shower room, finished with high-quality fittings and a clean, contemporary design. Every element of the home has been upgraded, including new heating, electrics, windows and doors, ensuring the property feels as good as new and provides peace of mind for years to come. Externally, the plot truly sets this home apart, with beautifully landscaped gardens that wrap around to the side, creating an attractive and usable outdoor space ideal for relaxing or entertaining, while the former single garage has been replaced with a high-quality composite storage building, which is negotiable, offering excellent additional storage without compromising the overall aesthetic. This is a rare opportunity to acquire a fully modernised bungalow in a well-established residential setting, combining the charm of a detached home with the convenience and finish of a brand-new property.

Entrance Hall
1.58 x 5.02 (5'2" x 16'5")

Lounge Diner
3.55 x 4.38 (11'7" x 14'4")

Kitchen
3.17 x 2.77 (10'4" x 9'1")

Master Bedroom
3.13 x 3.18 (10'3" x 10'5")

Shower Room
3.11 x 1.66 (10'2" x 5'5")

Bedroom Two
2.97 x 3.34 (9'8" x 10'11")

Bedroom Three
2.21 x 2.18 (7'3" x 7'1")

EPC - D
61/85



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

