Newton Fallowell Market Deeping
£310,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

01778 345978

deeping@newtonfallowell.co.uk

www.newtonfallowell.co.uk/market-deeping-estate-agents/

3 Maxey Close

Market Deeping, Peterborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- Well presented two bedroom detached bungalow
- Cul-de-sac location
- Kitchen breakfast room
- Lounge opening to conservatory
- Dining room
- Off road parking & single garage
- Landscaped gardens
- Fully owned solar panels
- Viewing essential

Owned solar panels
There are a total of 11 solar panels which are owned, in the second quarter of 2026 they generated in income of circa £266.

Entrance hall
PVCu part double glazed front door opening to entrance hall with access to loft, radiator, airing cupboard. Doors to:

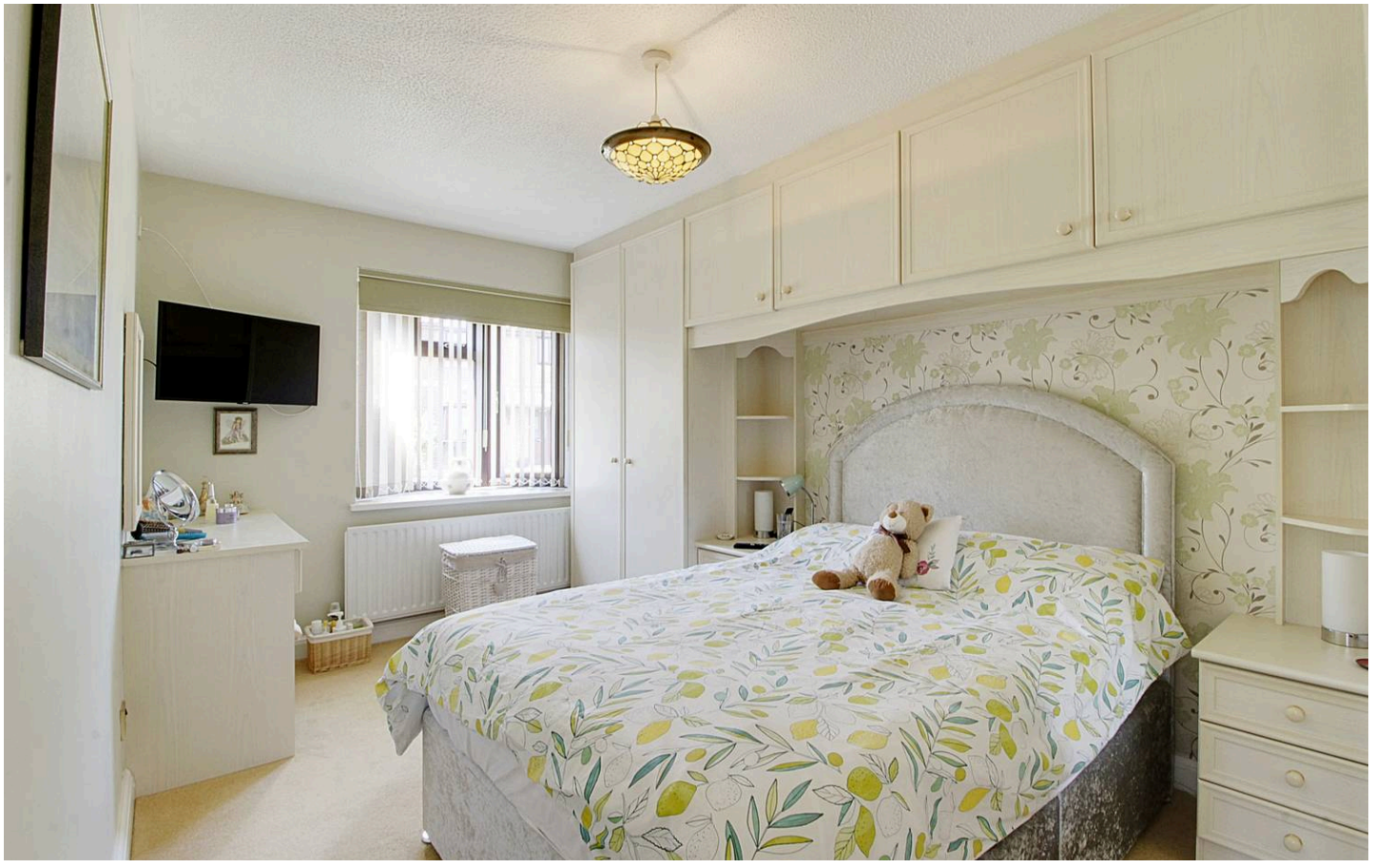
Bedroom 1
14' 6" x 8' 6" (4.41m x 2.59m)
Range of fitted bedroom furniture, PVCu double glazed window to the front, radiator.

Bathroom
Fitted with a three piece suite comprising of a P-shaped jacuzzi bath with shower over and glass screen, low level WC and wash basin, full height tiling, heated towel rail. PVCu double glazed window.

Bedroom 2
10' 3" x 8' 6" (3.12m x 2.59m)
PVCu double glazed window to the side, radiator, fitted wardrobe with mirrored sliding door. Door to:

Wet room
7' 8" x 6' 10" (2.34m x 2.08m)
Fully tiled wet room with wall mounted electric shower, low level WC and wash basin, under floor heating, heated towel rail. PVCu double glazed window to the front.

Kitchen breakfast room
12' 6" x 8' 6" (3.81m x 2.59m)
Fitted with a range of base and eye level units with work top over, integrated oven with four ring hob and extractor over. Space and plumbing for washing machine and dishwasher, space for fridge freezer. PVCu double glazed window to the rear, PVCu part glazed door to the side. Space for breakfast table.



Dining room
10' 3" x 8' 6" (3.12m x 2.59m)
Previously a third bedroom with the option to convert back, PVCu double glazed window to the front, radiator, door to hallway. Opening to:

Lounge
14' 3" x 10' 4" (4.34m x 3.15m)
Double glazed sliding patio doors to conservatory, radiator, gas fireplace set in ornate surround. Opening to dining room.

Conservatory
9' 6" x 9' 6" (2.89m x 2.89m)
Half brick and PVCu double glazed construction with double glazed roof, power points, wall mounted electric heater. PVCu double glazed French doors to rear garden.

Outside
The front lawn is laid with artificial grass for low maintenance and there is a block paved driveway to the side of the property in front of the single garage. There is gated access to the low maintenance rear garden which features a patio seating area, well stocked borders and artificial grass.

Garage
With electric roller door, power and light connected, eaves storage space.

Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

Disclaimer
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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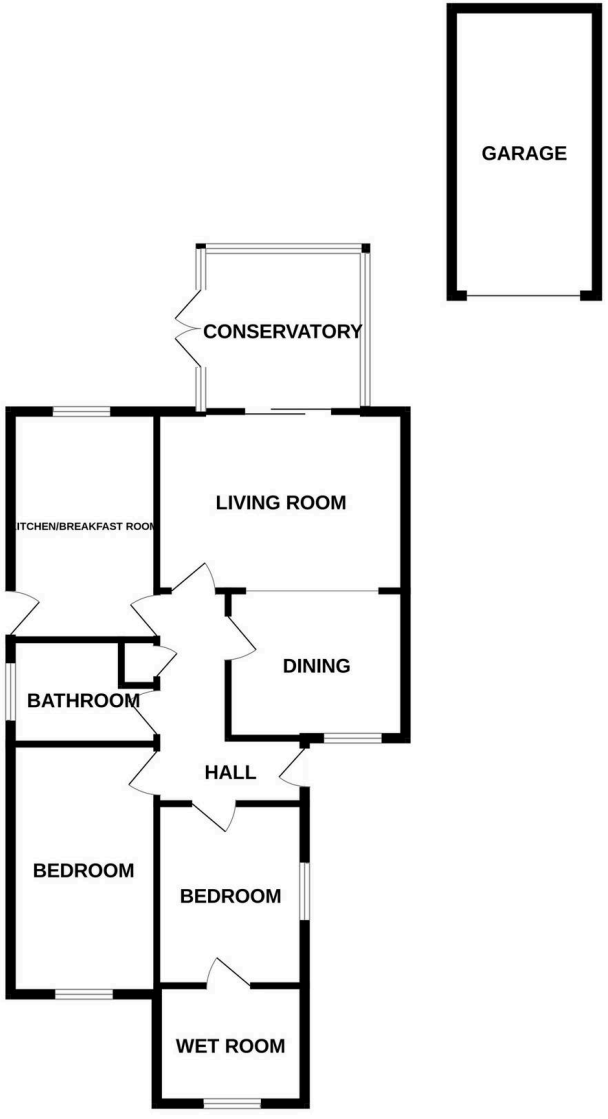
GROUND FLOOR



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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