



197 Manor Drive, Gunthorpe, Peterborough, PE4 7FD

 **NEWTON FALLOWELL**



## Key Features

- Detached Family Home
- THREE BEDROOMS
- Lounge & Kitchen Diner
- En-Suite & Family Bathroom
- MODERN CONDITION THROUGHOUT
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & REAR GARDEN
- Popular Location in Gunthorpe
- EPC Rating B
- Freehold

£285,000





This detached family home offers THREE BEDROOMS, a kitchen diner and spacious lounge with DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a LANDSCAPED REAR GARDEN as well as boasting FULL REFURBISHMENT THROUGHOUT and is situated in a popular location in Gunthorpe. The accommodation comprises of an entrance hall which grants access to the useful downstairs WC, spacious lounge which offers a half-bay window overlooking the frontage, kitchen diner located across from the lounge which boasting ample dining space and built-in appliances to include an oven, hob, dishwasher, washing machine, fridge freezer and also offers ample worksurface and storage space with patio doors leading into the garden, whilst upstairs the landing separates the three bedrooms, with the main bedroom boasting built-in wardrobes and an en-suite which comprises of a three-piece white suite with a shower, with all bedroom benefiting from the family bathroom which offers a further three-piece white suite and hosts a shower over the bath.

Outside the property boasts a landscaped rear garden with patio seating space, lawn and shed storage, whilst to the side and rear aspect the property hosts driveway parking for multiple vehicles and low maintenance frontage.

### Gunthorpe

Gunthorpe is a suburb of Peterborough, situated to the north of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Gunthorpe offers a local bus route, as well as a wealth of amenities to include multiple convenience stores, multiple takeaways including Indian cuisine, Chinese and fish and chip shop, Studio 74 hair and beauty salon and The Harrier pub, with further amenities available within close proximity, such as supermarkets, petrol stations, leisure centre, pharmacy, dentists, opticians, and health club and spa. There is local primary and secondary schooling in Gunthorpe, which includes Gunthorpe Primary School, Norwood Primary School and Manor Drive Academy, with further schooling available nearby such as Werrington Primary School, William Law, Ken Stimpson Secondary School and Queen Katharine Academy.

Entrance Hall

WC

Lounge 3.95m x 4.39m (13'0" x 14'5")

Kitchen Diner 3.12m x 4.39m (10'2" x 14'5")

Landing

Bedroom One 3.2m x 2.77m (10'6" x 9'1")

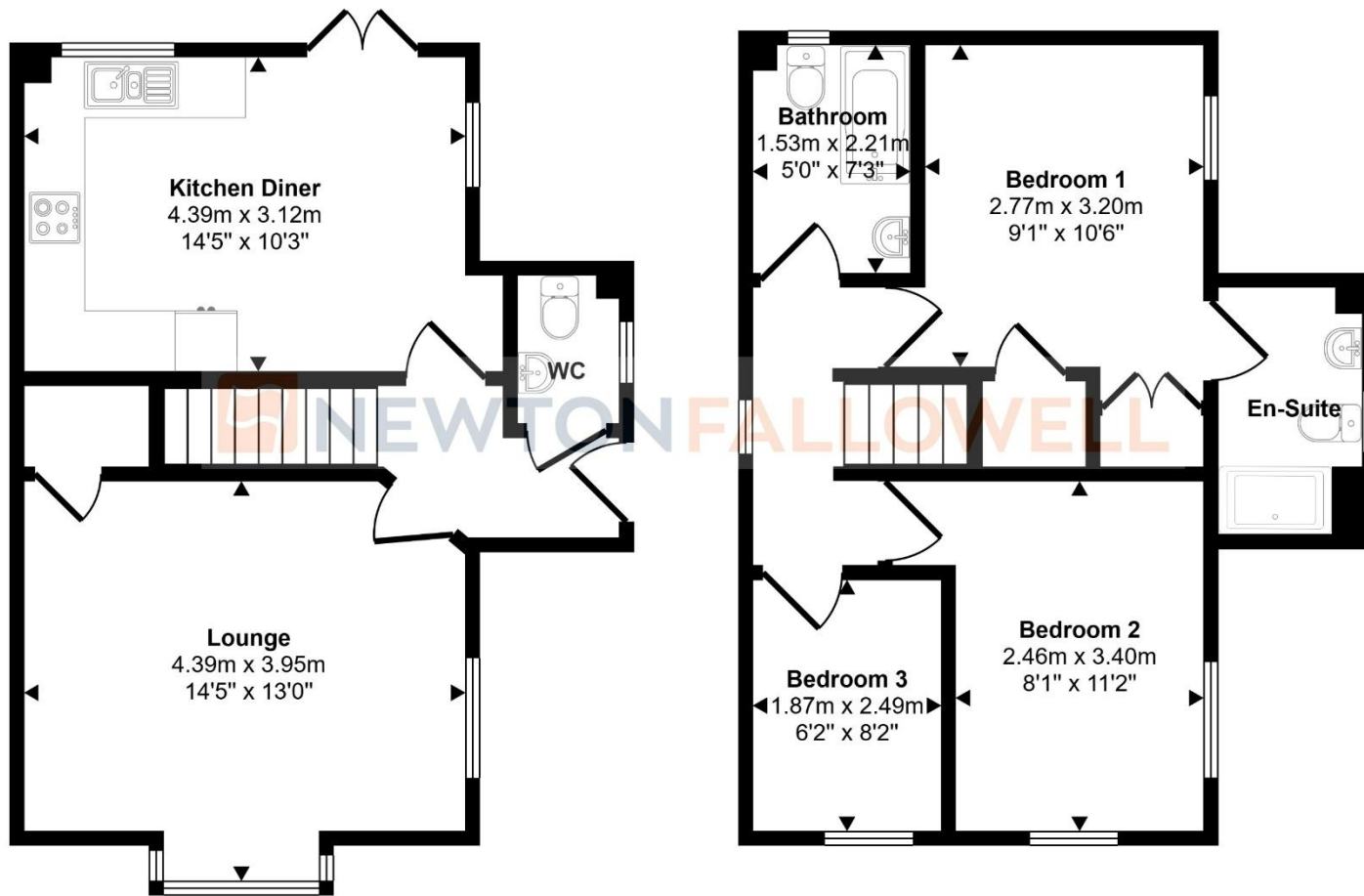
En-Suite 2.46m x 1.43m (8'1" x 4'8")

Bedroom Two 3.4m x 2.46m (11'2" x 8'1")

Bedroom Three 2.49m x 1.87m (8'2" x 6'1")

Family Bathroom 2.21m x 1.53m (7'4" x 5'0")

Approx Gross Internal Area  
77 sq m / 827 sq ft



Ground Floor  
Approx 38 sq m / 412 sq ft

First Floor  
Approx 39 sq m / 415 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 £62 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.

