



 NEWTON FALLOWELL

29 Lombardy Drive, Dogsthorpe, Peterborough, PE1 3TF

 **NEWTON FALLOWELL**



Key Features

- ONE DOUBLE BEDROOM
- Terraced Family Home
- TWO RECEPTION ROOMS
- Open Plan Living Dining Kitchen & Shower Room
- Off Road Parking & Enclosed Rear Garden
- Ideal First Time Home or Investment Opportunity
- NO ONWARD CHAIN
- EPC Rating E
- Freehold

Offers In Excess Of £125,000





This ONE BEDROOM home, offered with NO ONWARD CHAIN and OFF ROAD PARKING, with CONSERVATORY and an EXTENDED BEDROOM space, presents an excellent opportunity for first-time buyers or as a sound investment. Upon entry, you are greeted by an entrance hall that leads into the thoughtfully designed living spaces. The ground floor features a versatile open-plan layout, combining the living, dining, and kitchen areas. The kitchen is well-appointed, offering ample space for modern appliances. The spacious lounge provides a comfortable area for everyday living, while the adjacent conservatory enhances the space, seamlessly connecting to the rear garden. On the first floor, the property offers a generously sized double bedroom. The well-equipped shower room is conveniently located on the ground floor, featuring a four-piece suite. Externally, the property benefits from off-road parking at the front, with a driveway for added convenience. To the rear, a private garden is primarily laid to patio, with shrubbery and borders

Entrance Hall

Kitchen Lounge Diner 5.2m x 3.15m (17'1" x 10'4")

Conservatory 2.1m x 2.64m (6'11" x 8'8")

Shower Room 2.06m x 1.42m (6'10" x 4'8")

Bedroom One 5.42m x 3.4m (17'10" x 11'2")

Approx Gross Internal Area
46 sq m / 491 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft

First Floor
Approx 17 sq m / 186 sq ft

Denotes head height below 1.5m

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: A

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.

