



5 Mardale Gardens, Gunthorpe, Peterborough, PE4 7GD

 **NEWTON FALLOWELL**

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Key Features

- Well Presented Semi-Detached Bungalow
- TWO DOUBLE BEDROOMS
- GENEROUS GARDEN TO REAR
- Spacious Lounge & Family Room
- Modern Kitchen & Family Bathroom
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£235,000





This semi-detached bungalow sits on a GENEROUS PLOT offering a GARAGE and driveway for multiple vehicles, as well as TWO DOUBLE BEDROOMS and NO ONWARD CHAIN.

The well presented accommodation comprises of an entrance hall, spacious lounge, modern kitchen featuring integrated appliances to include fridge, washing machine and dishwasher, family room to the rear offering further living or dining area overlooking the rear garden, two well balanced double bedrooms and a contemporary shower room (re-fitted in 2021) hosting a three-piece suite with shower over the bath.

The property also benefits from new fascias, soffits, windows and approximately three years remaining on the boiler warranty. Outside there is driveway parking for multiple vehicles leading to the garage, whilst the generous rear garden boasts patio seating, lawn and shed storage.



Entrance Hall

Lounge 3.45m x 4.62m (11'4" x 15'2")

Kitchen 3.63m x 2.84m (11'11" x 9'4")

Family Room 4.12m x 3.41m (13'6" x 11'2")

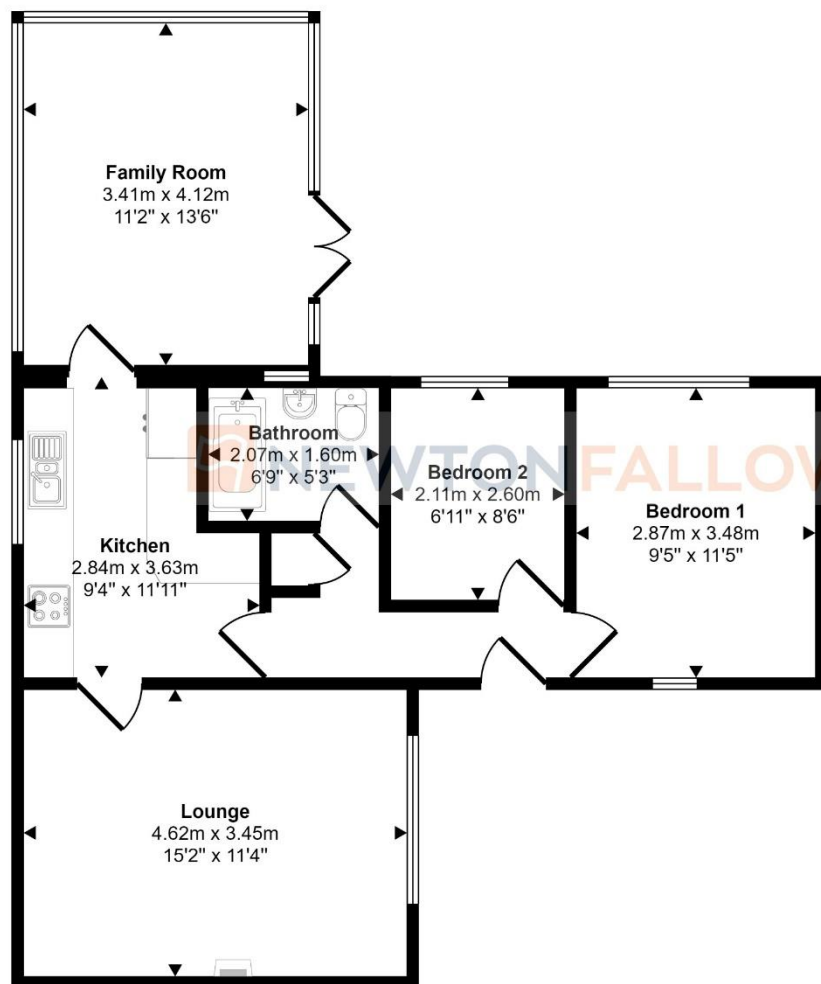
Bedroom One 3.48m x 2.87m (11'5" x 9'5")

Bedroom Two 2.6m x 2.11m (8'6" x 6'11")

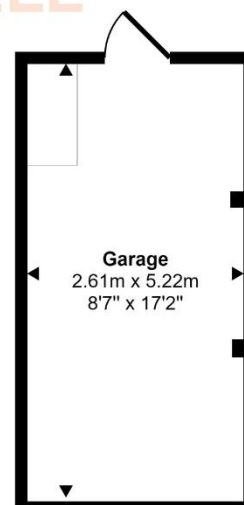
Bathroom 1.6m x 2.07m (5'2" x 6'10")

Garage 5.22m x 2.61m (17'1" x 8'7")

Approx Gross Internal Area
79 sq m / 845 sq ft



Floor Plan
Approx 65 sq m / 699 sq ft



Garage
Approx 14 sq m / 146 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 £55 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.

