



48 Gunthorpe Road, Gunthorpe, Peterborough, PE4 7TQ

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- EXTENDED DETACHED BUNGALOW
- CORNER PLOT POSITION WITH SOUTH-FACING GARDEN
- THREE DOUBLE BEDROOMS
- Lounge, Dining Room & Kitchen Diner
- Shower Room & Four-Piece En-Suite
- GARAGE, CAR PORT & DRIVEWAY FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £350,000 - £375,000





This EXTENDED detached bungalow sits on a CORNER PLOT POSITION with a SOUTH-FACING GARDEN, hosting THREE DOUBLE BEDROOMS and TWO RECEPTION ROOMS, as well as a GARAGE, CAR PORT and DRIVEWAY FOR MULTIPLE VEHICLES, being sold with NO ONWARD CHAIN. The expansive accommodation comprises of an entrance hall, two reception rooms to include the lounge and dining room, kitchen diner benefiting from a useful utility room, three bedrooms with two of the bedrooms boasting built-in wardrobes and the main bedroom hosting a four-piece en-suite. Outside there are gardens to front, side and rear, with the rear garden being south-facing and offering a sun room, as well as access to the garage, car port and driveway.

Upon entering the home, the entrance hall separates the majority of the accommodation; occupying the front aspect is the main bedroom which benefits from built-in wardrobes and a spacious en-suite, which hosts a four-piece suite to include both bath and shower facility. Further down the hallway there are the remaining two bedrooms, one of which also offers built-in wardrobes and both benefiting from the shower room, which boasts a further contemporary three-piece white suite with walk-in shower. To the rear, the dining room is also accessible from the entrance hall and is flexible in its use for living or dining and provides access to both the utility room and lounge, with the spacious lounge boasting an electric fireplace and doors onto the rear garden. The useful utility room not only offers storage and space and plumbing for a washer dryer, but also hosts the boiler and grants access to the kitchen diner, which hosts an array of storage cupboards and work surfaces, as well as built-in appliances such as an induction hob and double oven, further space and plumbing for a dishwasher and fridge/freezer, with an additional built-in table offering ample seating space for dining.

Outside there is driveway parking to the rear (accessible from Pennine Way) situated in-front of the garage, with gated access leading to the car port and useful workshop which benefits from electrics and personnel door access to the rear garden. The enclosed rear garden is south-facing and hosts an array of patio seating, lawn, shed storage and offers a sun room which is flexible in its use, whilst there is further garden to both side and front of the home.





### Entrance Hall

Bedroom One 3.41m x 3.8m (11'2" x 12'6")

En-Suite 2.78m x 2.73m (9'1" x 9'0")

Bedroom Two 2.83m x 3.34m (9'4" x 11'0")

Bedroom Three 2.75m x 3.26m (9'0" x 10'8")

Shower Room 2.74m x 1.91m (9'0" x 6'4")

Dining Room 4.5m x 3.12m (14'10" x 10'2")

Lounge 3.92m x 7.71m (12'11" x 25'4")

Utility Room 4.03m x 2.68m (13'2" x 8'10")

Kitchen Diner 3.49m x 4.79m (11'6" x 15'8")

Sun Room 1.65m x 2.29m (5'5" x 7'6")

Garage 7.49m x 2.45m (24'7" x 8'0")

Workshop 3.05m x 2.65m (10'0" x 8'8")

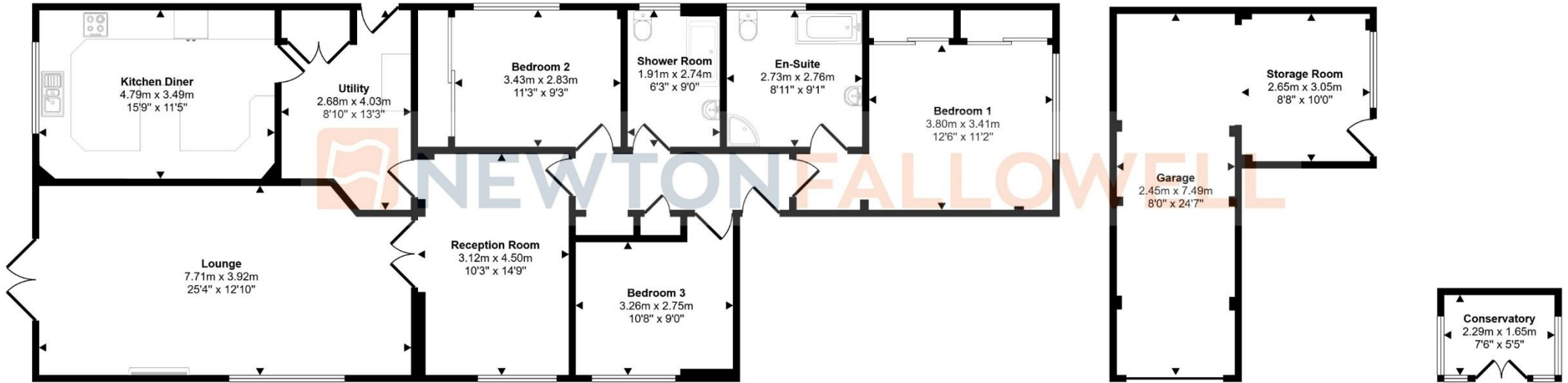
### Gunthorpe

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.





Approx Gross Internal Area  
167 sq m / 1797 sq ft



Ground Floor  
Approx 136 sq m / 1467 sq ft

Garage  
Approx 27 sq m / 289 sq ft

Conservatory  
Approx 4 sq m / 41 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: D

**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.

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