



Newport Way, Ufford

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Three Bedroom Family Home
- South Facing Rear Garden
- Full Modernised Throughout
- No Onward Chain
- Extremely Sought After Village Location
- Council Tax Band - A
- EPC Rating D
- Freehold

Offers in excess of £270,000





**\*No Onward Chain\*** Tucked away in a quiet cul-de-sac, this fully modernised three-bedroom home offers generous ground floor living space, a large south-facing rear garden, and an enviable position within a highly sought-after village location between Stamford and Peterborough.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the main ground floor reception rooms, along with stairs rising to the first floor. To the right is a full-width living room featuring a fireplace and patio doors opening out to the rear garden. On the opposite side of the hall is a generous dining room, which connects seamlessly to a bright and modern kitchen, well equipped with ample storage and workspace. The ground floor is further enhanced by a useful utility room and a convenient downstairs WC.

Upstairs, the property offers two well-proportioned double bedrooms and a third smaller bedroom, ideal for use as a home office, nursery or single bedroom. The first floor is completed by a stylish modern family bathroom.

Externally, the property benefits from on-street parking to the front. To the rear, the garden is a real standout feature — generously sized, south-facing, private, and mainly laid to lawn, making it ideal for families, entertaining, or simply enjoying the outdoor space.





Entrance Hall 1.67m x 3.33m (5'6" x 10'11")

Lounge 4.99m x 3.48m (16'5" x 11'5")

Dining Room 3.04m x 3.33m (10'0" x 10'11")

Kitchen 2.27m x 6.75m (7'5" x 22'1")

Utility / WC 1.9m x 1.53m (6'2" x 5'0")



Bedroom One 4.52m x 3.37m (14'10" x 11'1")

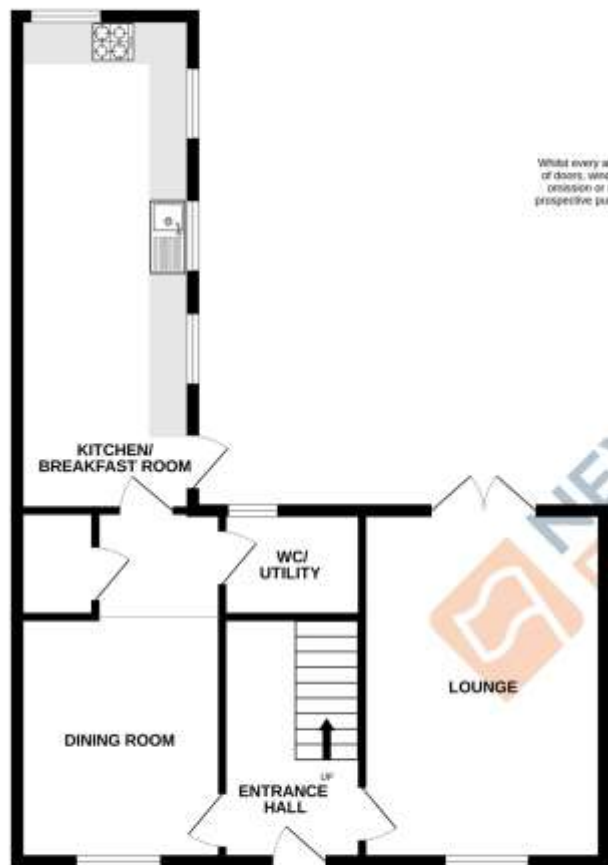
Bedroom Two 3.85m x 2.65m (12'7" x 8'8")

Bedroom Three 2.28m x 2.88m (7'6" x 9'5")

Bathroom 1.52m x 2.56m (5'0" x 8'5")



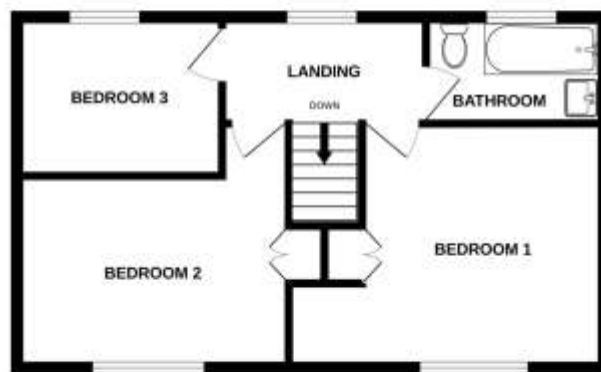




GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.

TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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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1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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 £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.