



14 Fairmead Way, Longthorpe, Peterborough, PE3 6AE

 **NEWTON FALLOWELL**

4 2 1

## Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- Open-Plan Living Space & Kitchen
- Family Bathroom, Downstairs Shower Room and WC
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EXTENSIVE WEST-FACING REAR GARDEN
- Situated Close to the City Centre
- EPC Rating D
- Freehold

GUIDE PRICE £400,000 - £430,000





A detached family home situated down a quiet cul-de-sac close to amenities and within walking distance to the local co-op, transport & train station, local GP, schools and the city centre. This HEAVILY EXTENDED accommodation comprises of an entrance hall, open plan living space hosting spacious seating and dining areas, a well-presented kitchen, a downstairs DOUBLE BEDROOM and shower room, with the remaining THREE BEDROOMS found upstairs alongside the immaculate family bathroom. Outside there is a GARAGE with DRIVEWAY PARKING FOR MULTIPLE VEHICLES, with an EXPANSIVE WEST-FACING GARDEN found to the rear.

Upon entering the home, the entrance hall grants access to the useful downstairs WC and storage units as well as leading into the open-plan living space. The open-plan living space comprises of an allocated dining area and spacious lounge which boasts an abundance of seating and living space but is also flexible in it's layout, the lounge area offers an outlook over the vast garden as well as patio door access onto the garden and dining area having open access to the kitchen, the immaculate kitchen offer space and plumbing for a dishwasher, washer dryer, fridge freezer as well as hosting a built-in oven and hob with ample work surface and storage space as well, through the open living space, to the rear of the home you will find one of the four bedrooms which is flexible in its use and hosts further patio doors leading onto the rear garden and also benefits from the downstairs shower room comprising of a three-piece white suite. Upstairs the first floor landing separates the remain three bedrooms which are all serviced by the well presented family bathroom consisting of a further three-piece suite with a shower over the bath.



Outside there is parking for multiple vehicles on the driveway as well as grass frontage with side gated access through to the yard which offers personnel door access to the garage with internal electrics, to the rear of the home you will find the private west-facing rear garden which comprises of both patio seating areas and extensive lawn space.



Entrance Hall

WC

Dining Room 3.7m x 3.47m (12'1" x 11'5")

Lounge 3.28m x 3.75m (10'10" x 12'4")

Play Area 4.81m x 3.36m (15'10" x 11'0")



Kitchen 3.45m x 2.66m (11'4" x 8'8")

Bedroom Four 3.65m x 4.1m (12'0" x 13'6")

Shower Room 1.31m x 1.85m (4'4" x 6'1")

Landing

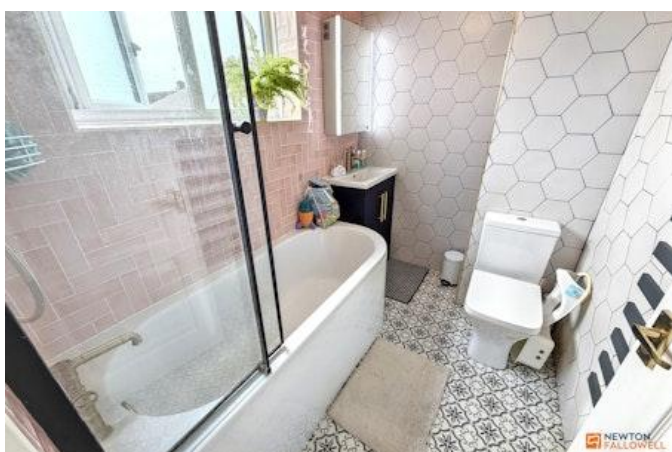


Bedroom One 2.81m x 4.36m (9'2" x 14'4")

Bedroom Two 3.48m x 3.33m (11'5" x 10'11")

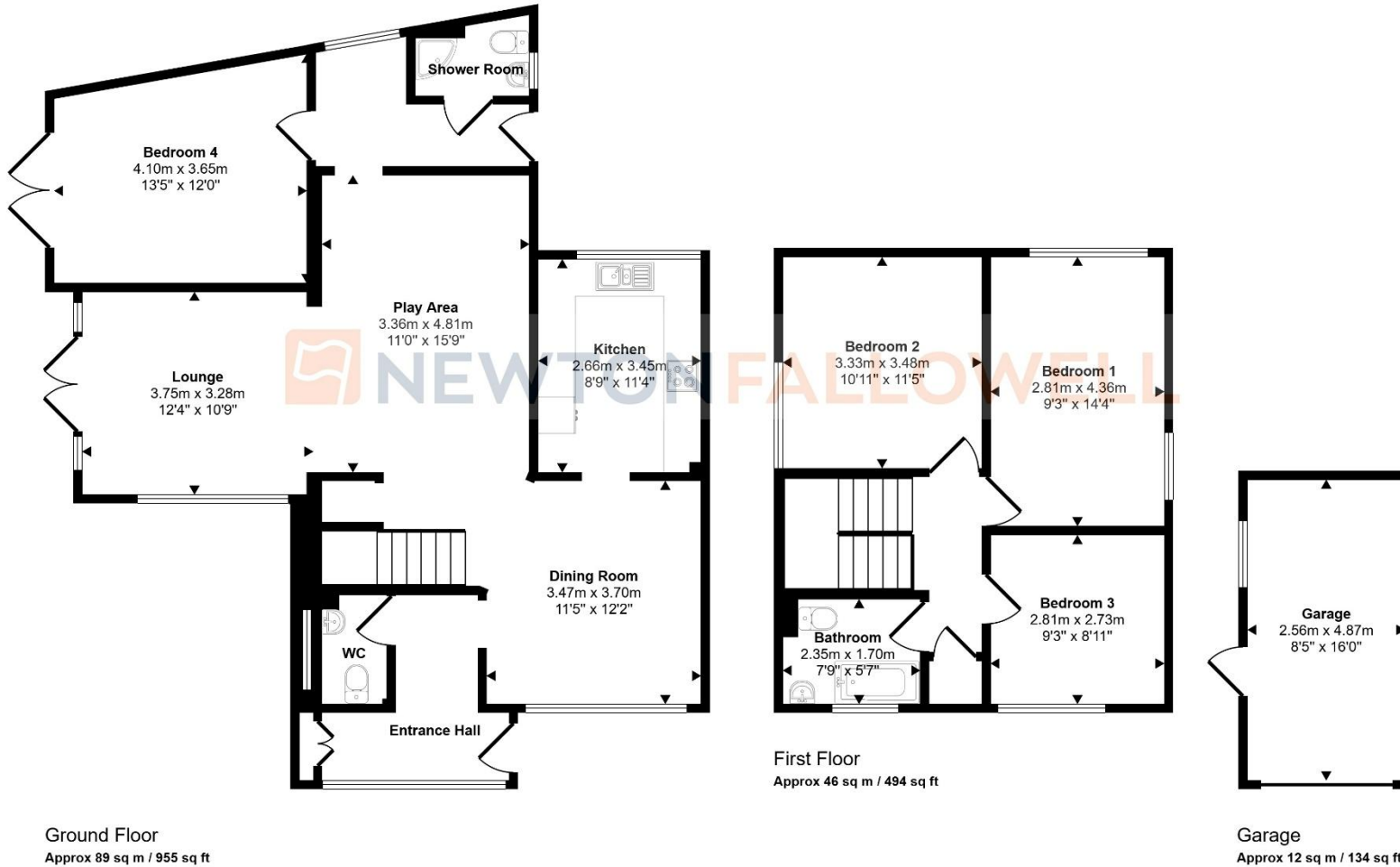
Bedroom Three 2.73m x 2.81m (9'0" x 9'2")

Family Bathroom 1.7m x 2.35m (5'7" x 7'8")





Approx Gross Internal Area  
147 sq m / 1583 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.

