



 NEWTON  
FALLOWELL

9 Bellmans Road, Whittlesey, Peterborough, PE7 1TY

 **NEWTON FALLOWELL**



## Key Features

- EXTENDED DETACHED CHALET BUNGALOW
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- TWO BATH/SHOWER ROOMS
- Modern Condition Throughout
- Enclosed Rear Garden
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC Rating D
- Freehold

Guide price £300,000 - £310,000





This detached chalet bungalow offers an EXTENDED KITCHEN DINER, THREE BEDROOMS, TWO BATH/SHOWER ROOMS as well as a GARAGE and DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance hall which grants access to the spacious lounge which occupies the front of the home benefiting from a fireplace and ample living space, the extended kitchen diner hosting built-in appliances to include a double oven, fridge freezer, washing machine and dishwasher in addition to offering extensive work surface and storage space as well as a dining area, to the end of the hallway you will find one of the three bedrooms which benefits from being situated next to the downstairs shower room which hosts a three-piece white suite including a walk-in shower. Upstairs the landing separates the remaining two bedrooms, with both bedroom boasting built-in storage/wardrobes, and both benefit from the new refurbished family bathroom which boasts a further three-piece white suite and a shower over the bath.

Outside the property offers an enclosed rear garden which hosts both patio seating space, lawn, personnel garage door access and a cabin which has been fitted with internal electrics and heating, to the front of the home you will find a driveway which accommodates parking for multiple vehicles both to the front and side aspect in front of the garage which is fitted with an electrically operated door.

#### Whittlesey

Located on the edge of the picturesque Cambridgeshire Fens, Whittlesey is a vibrant market town offering the perfect blend of rural charm and modern convenience. Just six miles from Peterborough, the town enjoys excellent transport links via road, rail (Whittlesea station), and bus, making it ideal for commuters. Rich in heritage, Whittlesey is known for its historic architecture, including the iconic Buttercross and centuries-old churches, as well as its thriving community spirit showcased through popular events like the annual Straw Bear Festival. Residents benefit from a range of local amenities including shops (to include a Co-Op and Aldi supermarket), cafes, dentist, primary and secondary schools, sports facilities, Fenland Aqua Park and scenic nature reserves such as Lattersey Field. With its welcoming atmosphere, strong sense of community, and easy access to both countryside and city life, Whittlesey offers an appealing lifestyle for families, professionals, and retirees alike.

#### Entrance Hall

Lounge 5.72m x 5.69m (18'10" x 18'8")

Kitchen Diner 5.83m x 2.83m (19'1" x 9'4")

Shower Room 2.78m x 1.57m (9'1" x 5'2")

Bedroom Three 2.74m x 2.63m (9'0" x 8'7")

#### Landing

Bedroom One 3.67m x 3.55m (12'0" x 11'7")

Bedroom Two 3.18m x 3.53m (10'5" x 11'7")

Family Bathroom 2.63m x 1.66m (8'7" x 5'5")

Cabin 2.05m x 2.87m (6'8" x 9'5")

#### Garage

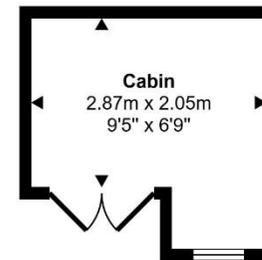
Approx Gross Internal Area  
111 sq m / 1191 sq ft



Ground Floor  
Approx 66 sq m / 709 sq ft



First Floor  
Approx 38 sq m / 410 sq ft



Garden Room  
Approx 7 sq m / 73 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: C

**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.

