



108 Park Lane, Peterborough, PE1 5JJ

 **NEWTON FALLOWELL**

 3  2  1

## Key Features

- FULLY RENOVATED
- Semi-Detached House
- THREE BEDROOMS
- Lounge, Kitchen Diner & Utility
- Upstairs Family Bathroom & Downstairs Shower Room
- EXTENSIVE REAR GARDEN & DRIVEWAY  
PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£285,000





This semi-detached home boasts FULL REFURBISHMENT THROUGHOUT, THREE BEDROOMS, TWO BATH/SOWER ROOMS as well as an EXTENSIVE REAR GARDEN and DRIVEWAY PARKING, whilst also being sold with NO ONWARD CHAIN. The fully refurbished accommodation comprises of a lounge occupying the front of the home offering a spacious living area and leads through to the kitchen diner to the rear which hosts space for an oven, and boasts ample work surface and storage space, utility which comprises of a storage room and downstairs shower room offering immaculate condition, whilst upstairs the landing separates three bedrooms and the contemporary family bathroom boasting a three-piece white suite.



Outside the property hosts an extensive rear garden which comprises of a patio seating area and lawn, whilst to the front is a driveway which offers parking for multiple vehicles and access to the utility.



Lounge 3.8m x 6.05m (12'6" x 19'10")

Kitchen Diner 3.24m x 6.05m (10'8" x 19'10")

Inner Hall

Utility Room 1.44m x 2.45m (4'8" x 8'0")

Shower Room 2.35m x 1.09m (7'8" x 3'7")

Landing

Bedroom One 3.74m x 3.48m (12'4" x 11'5")

Bedroom Two 2.98m x 3.35m (9'10" x 11'0")

Bedroom Three 2.73m x 2.4m (9'0" x 7'11")

Family Bathroom 1.68m x 1.96m (5'6" x 6'5")

**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.

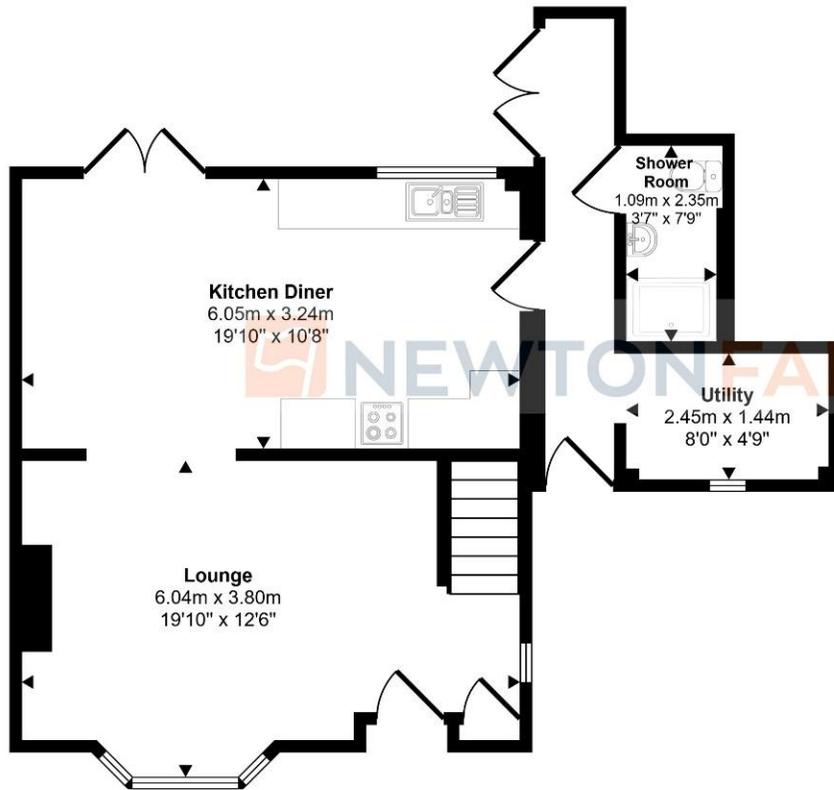
**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £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.

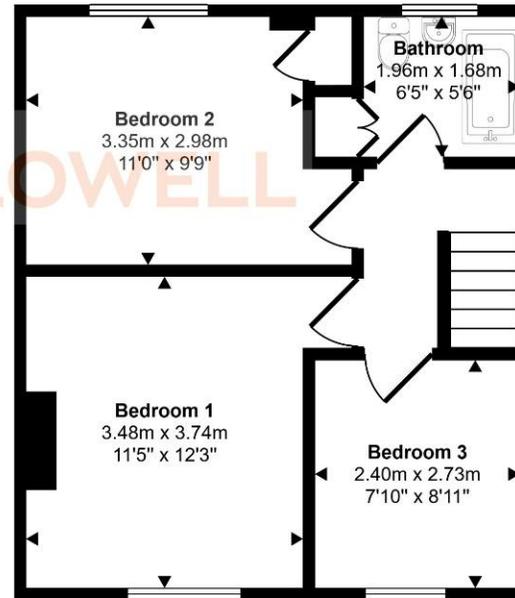
**REFERRAL FEES:**

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.

Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 54 sq m / 578 sq ft



First Floor  
Approx 42 sq m / 447 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.

