Newton Fallowell Market Deeping
£355,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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www.newtonfallowell.co.uk/market-deeping-estate-agents/

1 Lindsey Avenue

Market Deeping, Peterborough

Newton Fallowell are proud to offer for sale with NO ONWARD CHAIN, this three bedroom detached bungalow.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- 3 Bedroom detached bungalow
- Spacious lounge / diner
- Conservatory
- Bathroom & additional shower room
- PVCu double glazing
- Gas central heating
- South facing garden
- Driveway & single garage
- Viewing essential

Entrance Hall
PVCu double glazed door to front opening to entrance hall with radiator and doors to:

Lounge
16' 9" x 15' 9" (5.11m x 4.81m)
PVCu double glazed windows to the front and side, radiator, brick built open fireplace. Open plan to:

Dining Area
11' 5" x 10' 0" (3.47m x 3.06m)
PVCu double glazed window to the side, radiator. Door to kitchen. PVCu double glazed window and door to conservatory.

Conservatory
10' 4" x 7' 2" (3.15m x 2.18m)
Half brick and PVCu double glazed construction with polycarbonate roof, power points. PVCu double glazed door to garden.

Kitchen
11' 0" x 10' 10" (3.36m x 3.29m)
Fitted with a range of base and eye level units with worktop over, ceramic style sink with mixer tap, free standing oven with extractor hood over, space for under counter appliances. PVCu double glazed window and door to the rear garden.

Bedroom 1
10' 10" x 10' 9" (3.30m x 3.28m)
PVCu double glazed window to the rear, radiator, built in double wardrobe.

Bedroom 2
10' 4" x 9' 11" (3.16m x 3.03m)
PVCu double glazed window to the front, radiator, range of fitted bedroom furniture.
Bedroom 3
9' 11" x 9' 9" (3.02m x 2.97m)
PVCu double glazed window to the front, radiator.

Bathroom
9' 3" x 6' 0" (2.83m x 1.83m)
Fitted with a three piece suite comprising of a bath with shower over, low level WC and wash basin. PVCu double glazed window to the rear, radiator, wall and floor tiling.

Shower Room
6' 4" x 5' 11" (1.94m x 1.80m)
Fitted with a three piece suite comprising of a tiled shower cubicle with thermostatic bar shower, low level WC and wash basin. PVCu double glazed window and radiator.

Outside
The property occupies a corner plot and to the rear of the property there is gravel driveway providing off road parking in front of the single garage. There is gated access to the South facing garden which is mainly laid to lawn with a patio seating area and planted borders.

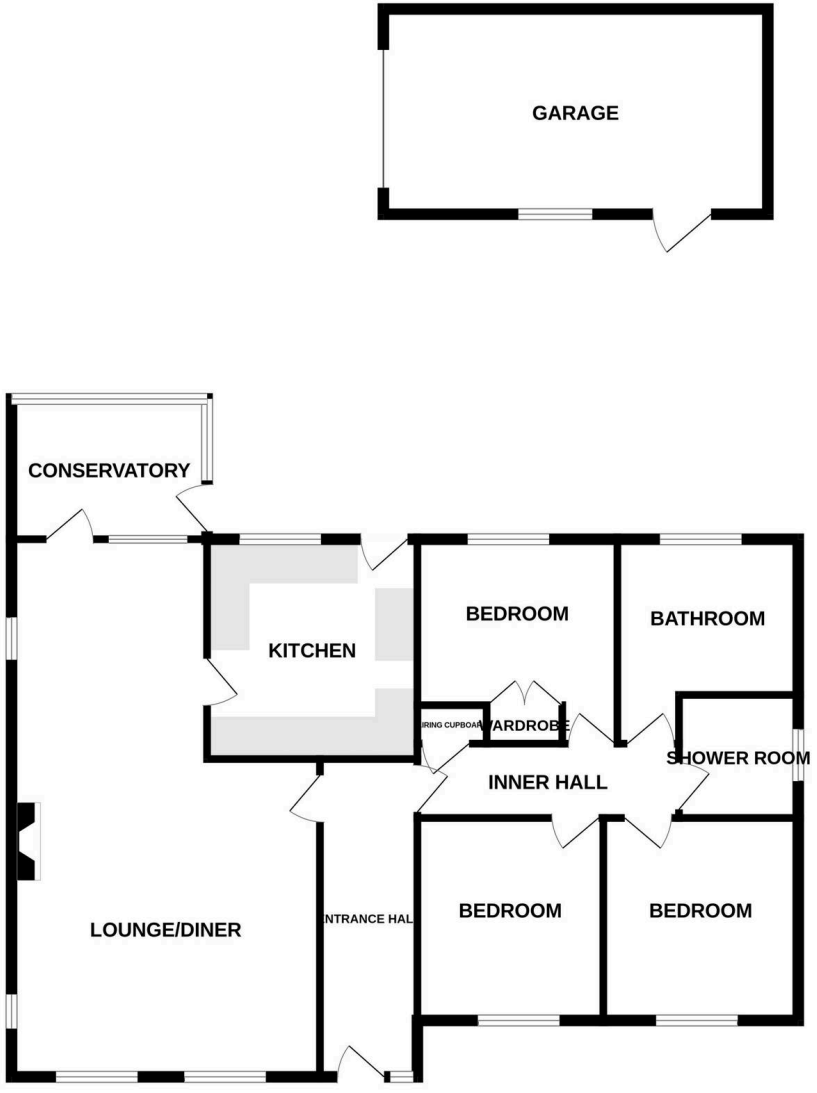
Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



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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