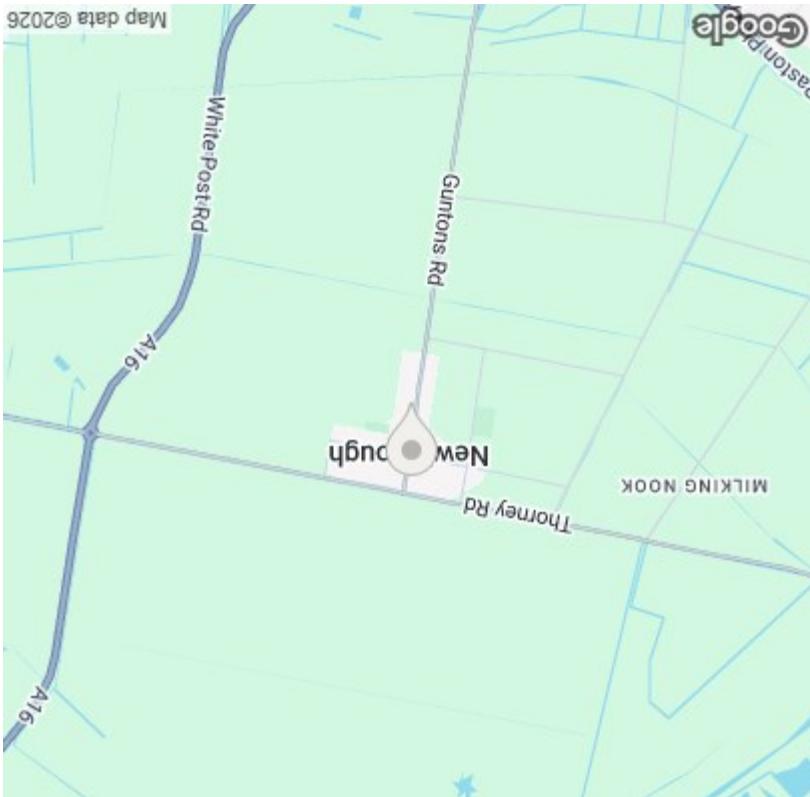


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

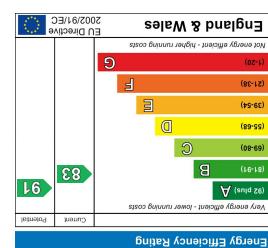
Please note that neither has the Agent checked legal documentation to verify the validity of any guarantee of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to give a broad description of the property. Any guarantee of the property is given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Discriminatory Information: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to verify the validity of any guarantee of the property. Any guarantee of the property is given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Croxland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Kettle Drive

Newborough, Peterborough, PE6 7AN

£350,000 - Freehold , Tax Band - C

4 2 1 B

Kettle Drive

Newborough, Peterborough, PE6 7AN

Set within the heart of the ever-popular village of Newborough, Kettle Drive offers an outstanding opportunity to acquire a truly exceptional end-terrace home, presented in better than show home condition and finished to an exacting standard throughout. The village itself is highly regarded for its community feel and amenities, while the property sits within the highly desirable catchment area for Arthur Mellowes College, renowned for its outstanding Ofsted rating—making this an ideal choice for families.

From the moment you enter, the quality and individuality of this beautifully enhanced three-storey home is immediately apparent. A welcoming entrance hall leads to two stylish and well-designed reception spaces. The contemporary kitchen diner is fitted with integrated appliances, including a cooker and dishwasher, and has been thoughtfully designed for both everyday living and entertaining. The elegant living room features bespoke louvre blinds and opens via French doors onto a south-facing garden, seamlessly blending indoor and outdoor living.

The garden itself is a standout feature—professionally landscaped and complete with an impressive bespoke outdoor kitchen and seating area, creating a superb space for entertaining, relaxing, and family gatherings. The first floor offers three generously proportioned bedrooms along with a four piece suite family bathroom currently under reconstruction. The second floor is dedicated to an impressive principal suite, featuring a luxurious en-suite and built-in wardrobe, providing a peaceful and private retreat. Externally, the property benefits from a tarmac driveway with parking for two vehicles, as well as an oversized garage that has been cleverly converted into a versatile home office or gym, while still retaining valuable storage space.

Immaculately presented with numerous bespoke and individual features throughout, this exceptional village home combines modern living with a premium finish in a prime location. Early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle on offer.

Entrance Hall

1.27 x 5.05 (4'1" x 16'6")

WC

0.85 x 1.89 (2'9" x 6'2")

Kitchen Diner

3.08 x 5.03 (10'1" x 16'6")

Living Room

5.39 x 3.49 (17'8" x 11'5")

First Floor Landing

1.24 x 3.82 (4'0" x 12'6")

Bedroom Two

3.10 x 4.19 (10'2" x 13'8")

Bedroom Three

3.14 x 3.61 (10'3" x 11'10")

Bathroom

2.27 x 3.65 (7'5" x 11'11")

Bedroom Four

2.23 x 1.87 (7'3" x 6'1")

Second Floor Landing

1.24 x 0.91 (4'0" x 2'11")

Master Bedroom

4.34 x 5.26 (14'2" x 17'3")



En-Suite To Master Bedroom

2.07 x 1.91 (6'9" x 6'3")

EPC - B

83/91

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Ramped Access, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

