



Newton Fallowell Market Deeping

Newton Fallowell, 3 Bridge Foot - PE6 8AA

01778 345978

deeping@newtonfallowell.co.uk

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



66 Hodney Road

Eye, Peterborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three bedroom detached bungalow
- Field views
- Lounge with multi fuel stove
- Kitchen diner
- Detached garage
- Generous rear garden
- Gas central heating
- Some cosmetic works to complete
- Viewing essential



Entrance hall

PVCu part double glazed door to the front, tiled flooring, radiator, access to loft with gas combi boiler, built in double storage cupboard. Doors to:

Lounge

13' 8" x 10' 11" (4.17m x 3.34m)

PVCu double glazed window to the side, tiled flooring, radiator, multi fuel stove set in ornate surround.

Kitchen diner

23' 8" x 6' 0" (7.22m x 1.83m)

Fitted kitchen comprising of base and eye level units, five ring gas hob with double oven under and extractor hood over, space for washing machine and upright fridge freezer, PVCu double glazed window and door to the rear. Dining area with radiator and PVCu double glazed windows to the side and rear.

Bedroom 1

12' 7" x 9' 7" (3.83m x 2.91m)

PVCu double glazed bay window to the front, radiator, room is currently undergoing redecoration including plastering.

Bedroom 2

12' 4" x 9' 7" (3.75m x 2.91m)

PVCu double glazed bay window to the front, radiator.

Bedroom 3

9' 7" x 7' 6" (2.92m x 2.29m)

PVCu double window to the side, radiator.

Bathroom

6' 7" x 5' 1" (2.00m x 1.54m)

Fitted with a three piece suite comprising of a bath with electric shower over, low level WC and wash basin. Radiator, PVCu double glazed window, corner storage cupboard.



Outside

To the front of the property there is a dwarf brick wall enclosing the graveled driveway and front garden. There is gated access to the side of property which leads to the detached garage and generous rear garden. The garden is mainly laid to lawn with an elevated patio seating area enjoying countryside views.

Garage

With up and over door, power and light connected, window and pedestrian door to the side.

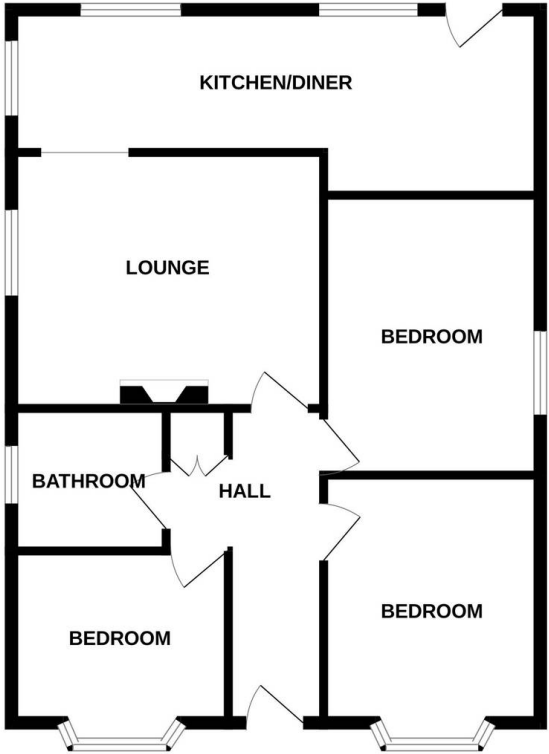
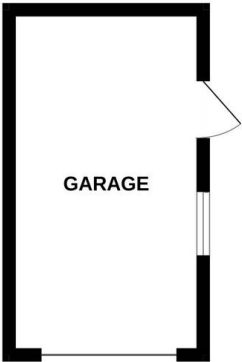
Anti-Money Laundering Requirements

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.
Made with Metropix ©2026



Newton Fallowell Market Deeping

Newton Fallowell, 3 Bridge Foot - PE6 8AA

01778 345978 • deeping@newtonfallowell.co.uk • www.newtonfallowell.co.uk/market-deeping-estate-agents/

