



40 Mealsgate, Gunthorpe, Peterborough
£975 pcm

 **NEWTON FALLOWELL**

40 Mealsgate

Gunthorpe, Peterborough

This semi-detached home is AVAILABLE IMMEDIATELY and positioned within a popular cul-de-sac in Gunthorpe, benefiting from TWO BEDROOMS, a GARAGE and PARKING FOR MULTIPLE VEHICLES, as well as a SOUTH-FACING GARDEN to the rear with shed storage. The accommodation benefits from an alarm system and comprises of an entrance porch leading through to the spacious lounge to the front of the home, with the breakfast kitchen located to the rear and offering ample work surface and cupboard storage, breakfast bar seating area, fridge freezer, dishwasher and space and plumbing for a washing machine, as well as a door leading to the rear garden, whilst stairs rise from the lounge to the first floor landing, which separates two well-balanced bedrooms and the family bathroom, with the latter hosting a contemporary three-piece white suite including a shower over the bath and a heated towel radiator. Outside there is parking to the front and side of the garage for multiple vehicles, with a personnel heavy duty security door also providing ideal access into the garage, which provides power, lighting and storage to the mezzanine level. Side gated access leads onto the south-facing garden, which boasts decking, lawn, shed storage and bike/bin storage sheltered storage area, whilst outside there is also security lighting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Porch

Lounge

17' 0" x 12' 0" (5.19m x 3.66m)

Breakfast Kitchen

12' 0" x 10' 0" (3.66m x 3.05m)

Landing

Bedroom 1

12' 0" x 10' 6" (3.66m x 3.21m)

Bedroom 2

12' 0" x 6' 11" (3.66m x 2.12m)

Family Bathroom

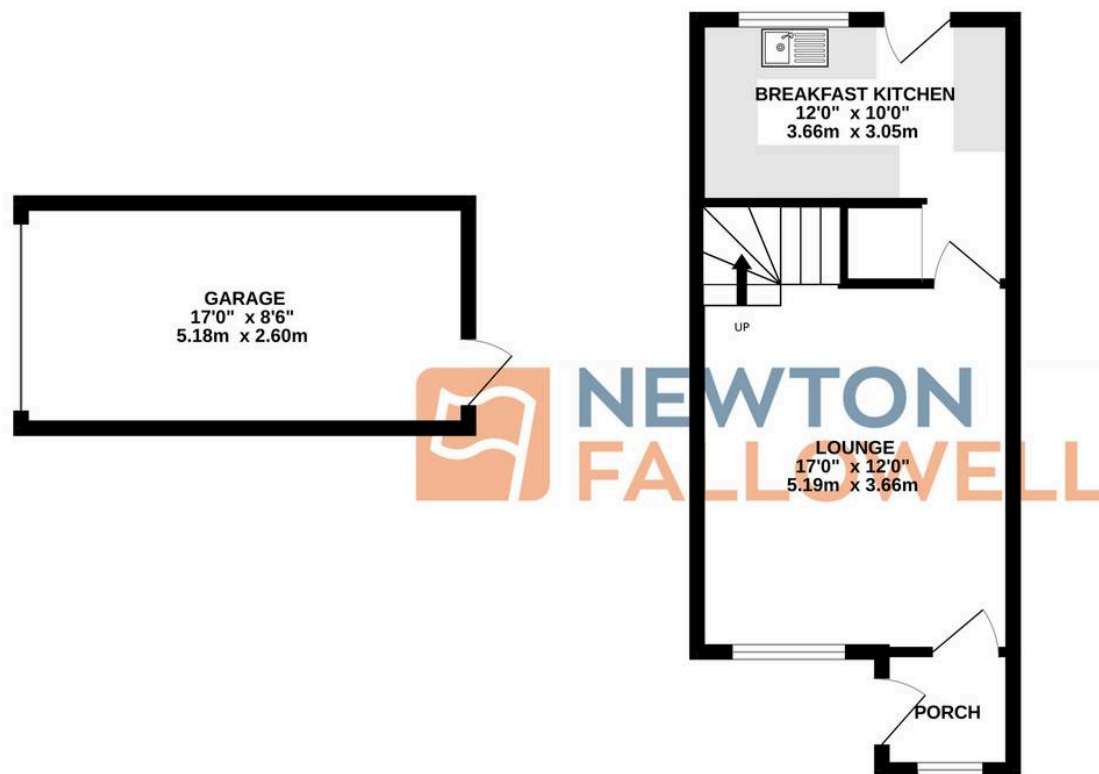
9' 0" x 5' 11" (2.74m x 1.80m)

Garage

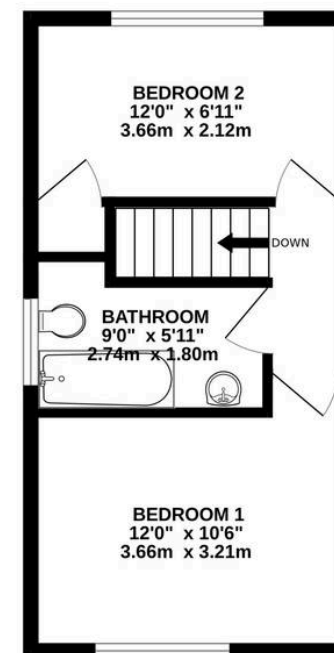
17' 0" x 8' 6" (5.18m x 2.60m)



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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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