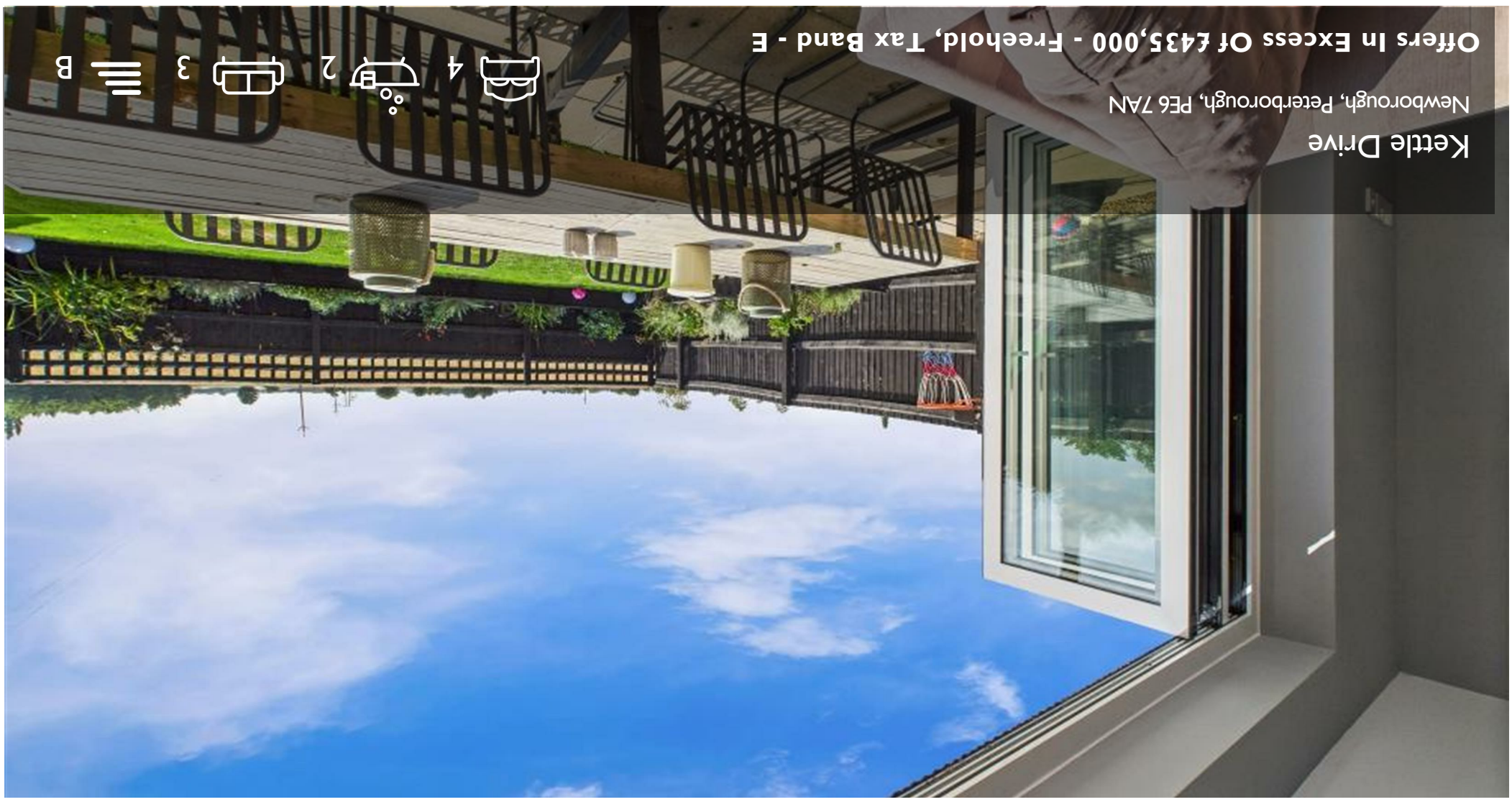


Kettle Drive

Newborough, Peterborough, PE6 7AN

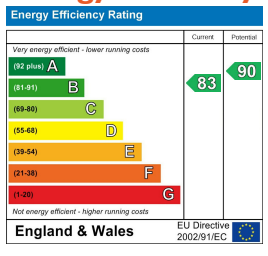
Offers In Excess Of £435,000 - Freehold, Tax Band - E

4 2 3 B

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

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

Disclaimer Important Notice: 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 checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Kettle Drive

Newborough, Peterborough, PE6 7AN

Located in a peaceful cul-de-sac on Kettle Drive, Newborough, this beautifully presented detached family home combines modern comfort with a touch of rural charm. Enjoy picturesque views over open fields, offering a tranquil village lifestyle just a short drive from Peterborough.
Set in a sought-after village location, this home falls within the catchment area for the highly regarded Arthur Mellows Village College – rated 'Outstanding' by Ofsted – making it an ideal choice for families.

Tucked away in the peaceful cul-de-sac of Kettle Drive in Newborough, this beautifully presented detached family home offers an ideal combination of luxury, comfort, and countryside charm. Enjoying uninterrupted views over open fields, the property provides a tranquil village lifestyle just a short drive from Peterborough. Step inside to a welcoming entrance hall that immediately sets the tone for this stylish and thoughtfully designed home. The ground floor features two generous reception rooms, including a spacious living room with striking bi-folding doors that open onto a south-east facing patio and garden—perfect for entertaining or relaxing in the serene outdoors. At the heart of the home lies a stunning luxury kitchen and breakfast room, complete with integrated appliances including a dishwasher, fridge freezer, electric oven, hob, and extractor fan. A separate utility room adds to the practicality of the layout. Just off the kitchen, a cosy snug or garden room offers a peaceful retreat with direct access to the garden and views across the open fields. Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The impressive master suite includes built-in wardrobes and a sleek four-piece ensuite bathroom, while the remaining bedrooms are served by a similarly well-appointed family bathroom. Outside, the home benefits from a block-paved driveway with parking for three cars and a single garage featuring electric doors. Families will also appreciate the location within the catchment area for Arthur Mellows Village College—rated Outstanding by Ofsted.
Offering the best of modern living in a sought-after village setting, this unique and elegant home is a rare opportunity not to be missed.

Entrance Hall
4.19 x 1.13 (13'8" x 3'8")

WC
2.01 x 0.93 (6'7" x 3'0")

Study
1.97 x 3.85 (6'5" x 12'7")

Living Room
3.85 x 5.10 (12'7" x 16'8")

Kitchen Breakfast Room
6.00 x 3.16 (19'8" x 10'4")

Utility Room
1.70 x 3.30 (5'6" x 10'9")

Snug/Garden Room
4.01 x 2.79 (13'1" x 9'1")

Landing
1.07 x 3.66 (3'6" x 12'0")

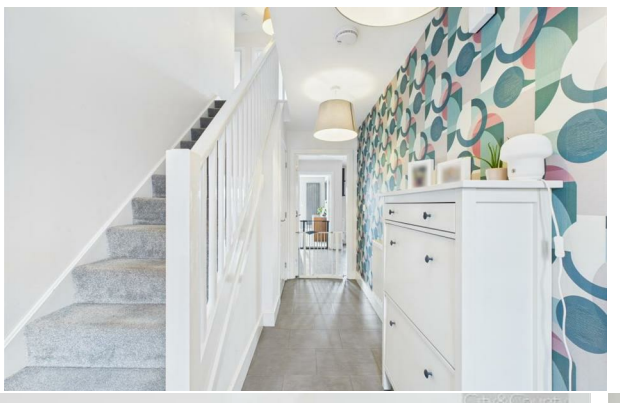
Master Bedroom
3.16 x 4.27 (10'4" x 14'0")

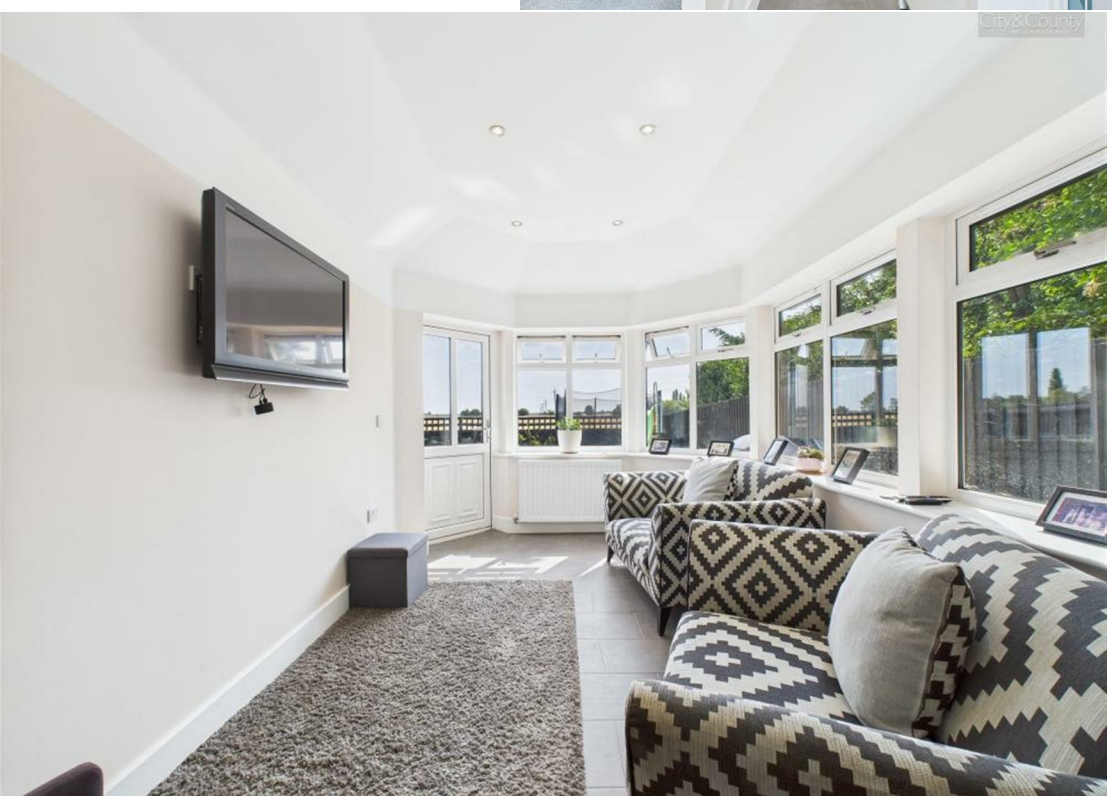
En-Suite To Master Bedroom
2.02 x 2.89 (6'7" x 9'5")

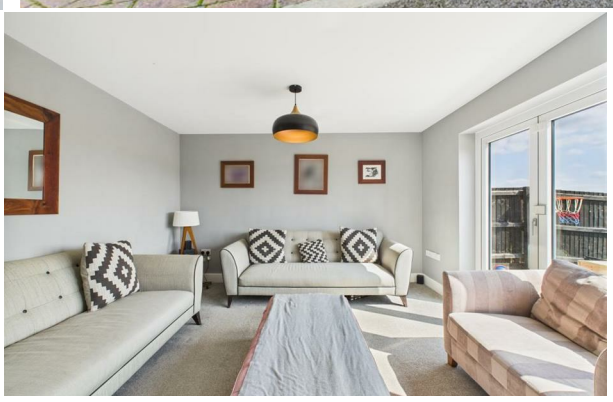
Bedroom Two
3.38 x 3.30 (11'1" x 10'9")

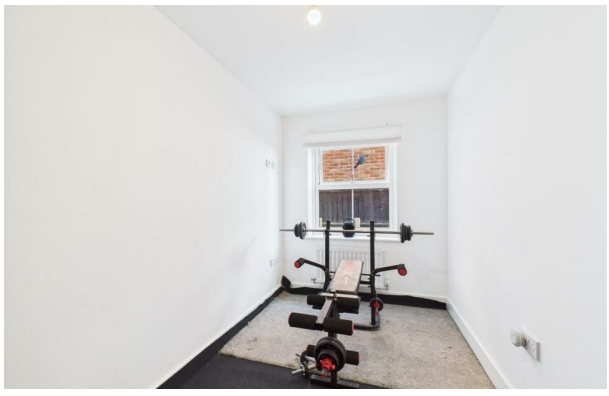
Bathroom
2.57 x 2.88 (8'5" x 9'5")

Bedroom Three
4.41 x 3.07 (14'5" x 10'0")









Bedroom Four
4.96 x 2.09 (16'3" x 6'10")

Garage
5.52 x 2.05 (18'1" x 6'8")

EPC - C
83/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: 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: No
Registered easements: No
Shared driveway: No
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL