



**NEWTON**  
FALLOWELL

**Morgans Close,**  
Polebrook, Northamptonshire, PE8 5LU

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£220,000 Freehold**

This three bedroom end terrace family home is situated in a quiet cul de sac in the lovely village location of Polebrook, near the historic market town of Oundle. The property benefits from a good size kitchen breakfast room, spacious living room, three bedrooms and a three piece shower room, new flooring throughout and a rear garden, with lovely views.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a wealth of storage cupboards. To one side of the hall is the light and airy living room, with a new carpet and the generous kitchen/breakfast room, featuring a wealth of wall and base units, integrated double oven and electric hob. There is also plenty of space for a kitchen table and chairs. Completing downstairs is a separate cloakroom which is located at the end end of the hallway. To the first floor, the landing connects two well balanced double bedrooms and a further single bedroom and three piece, partly tiled, Shower Room with walk in shower. Bedroom one also has its own built in wardrobe.

Outside to the front is a lawned area, with inset footpath leading to the front door. Gated access to the side of the property leads into the rear garden. The rear garden features a patio seating area, lawn, shed and an outbuilding, offering plenty of storage.



**Entrance hall**

21'6 x 5'10 (6.55m x 1.78m)

**Cloakroom**

5'5 x 2'5 (1.65m x 0.74m)

**Living Room**

13'4 x 11'8 (4.06m x 3.56m)

**Kitchen/Diner**

13'4 x 11'4 (4.06m x 3.45m)

**Landing**

8'9 x 8'8 narrowing to 6'7 (2.67m x 2.64m  
narrowing to 2.01m)

**Bedroom One**

11'5 x 10'7 (3.48m x 3.23m)

**Bedroom Two**

12'7 narrowing to 10'7 x 11'8 (3.84m narrowing to  
3.23m x 3.56m)

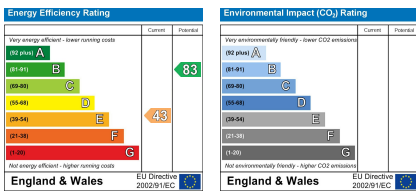
**Bedroom Three**

8'8 x 8'6 (2.64m x 2.59m)

**Shower Room**

6'5 x 5'5 (1.96m x 1.65m)





**AGENTS NOTE – DRAFT PARTICULARS:**

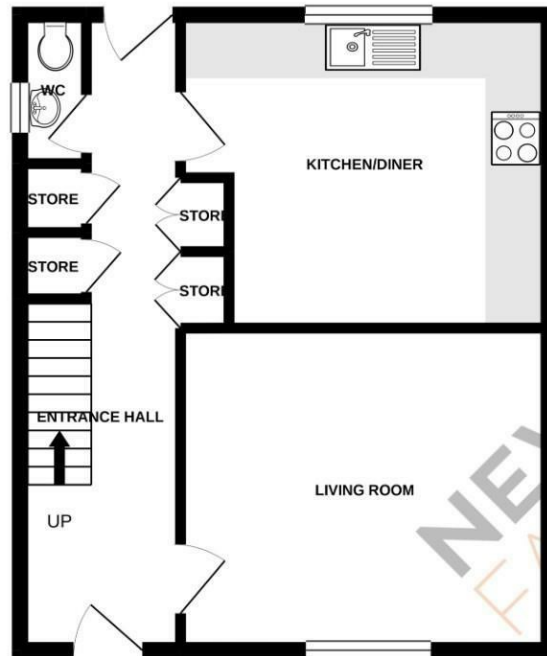
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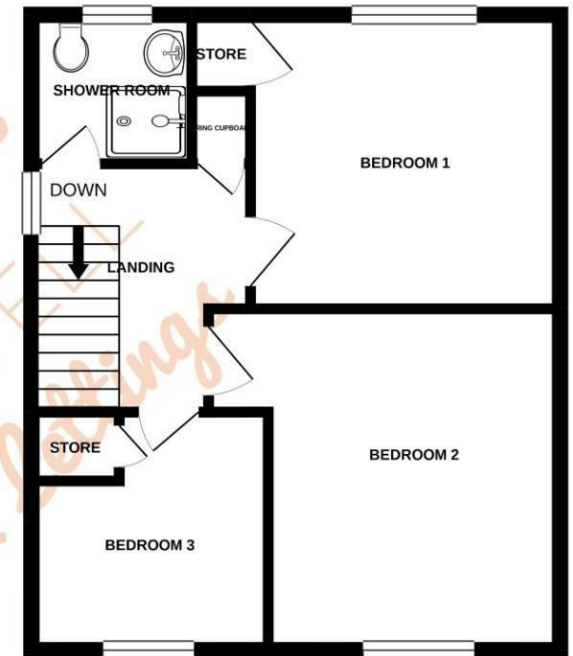
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**GROUND FLOOR**  
441 sq.ft. (40.9 sq.m.) approx.



**1ST FLOOR**  
441 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA: 881 sq.ft. (81.9 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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