



<https://www.youtube.com/watch?v=10Fizb7g>

**King Street, West Deeping, Peterborough**

**Price: Freehold £600,000**

- Four Bedroom Detached House
- One Bedroom Self Contained Annex
- Commercial Opportunity
- Kitchen/Breakfast Room and Separate Dining Room
- En Suite to Master Bedroom
- Swimming Pool
- Detached Double Garage
- MORTGAGE ADVICE AVAILABLE IN BRANCH

EPC Rating: C



Accommodation Includes:

French doors to:

Entrance/Study Area

3.10m x 2.34m (10'2" x 7'8"). Windows to sides, laminate flooring, opening to lounge.

Lounge

5.05m max x 4.62m max including bay recesses (16'7" max x 15'2" max including bay recesses). Bay window to front, coal effect gas fire with feature surround, two radiators, laminate flooring, stairs to first floor and landing.

Kitchen / Breakfast Room

5.89m x 3.71m maximum (19'4" x 12'2" max). Fitted with a matching range of base and eye level units with worktop space over, sink unit, plumbing for dishwasher, built-in range oven with extractor hood over, window to front, inset coal effect gas fire, radiator, laminate flooring, door and side glazed panel to side door to:

Utility Room

2.74m x 2.11m (9' x 6'11"). Fitted with a matching range of base and eye level units with worktop space over, 11/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble drier, window to rear, built in cloaks cupboard, door to rear garden.

Dining Room

4.19m x 2.97m (13'9" x 9'9"). Window to rear, radiator, built-in storage cupboards, built-in boiler cupboard housing gas combination boiler, built in pantry.

Self Contained Annexe

Living Room / Bedroom

6.58m x 3.71m maximum (21'7" x 12'2" max). Window to rear and front, radiator, bathroom comprising of panel bath, electric shower, w/c, radiator, window to rear.

First Floor and Landing

Window to side, radiator, loft access.

Bedroom 1

6.58m x 3.17m max (21'7" x 10'4" max). Window to front, window to rear, built in double wardrobe, 2 x radiators door to:

Ensuite Shower Room

Fitted with a three piece suite comprising inset was had basin with cupboards under and mixer tap, tiled double shower cubicle with fitted power shower and low-level w/c, window to rear.

Bedroom 2

4.17m x 3.33m excluding recess (13'8" x 10'11" excluding recess). Window to front and side, two built-in double and single wardrobes with overhead storage cupboards, radiator.

Bedroom 3

4.04m x 3.40m max including bay recess (13'3" x 11'2" max including bay recess). Windows to front, built in double wardrobe, radiator door to:

En Suite Shower Room

Fitted with a three piece suite comprising wash hand basin, shower cubicle with power shower and low level w/c

Bedroom 4

2.24m x 2.16m (7'4" x 7'1"). Window to rear, radiator.

Bathroom

Fitted with a three piece suite comprising bath, electric shower, wash hand basin and low level w/c, window to side.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD203725 - 0006

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## Outside

To the front an extensive gravel driveway leads to a double garage 6.02m x 2.97m (19'9" x 9'9") with power and light connected, door to workshop with power and light connected, window to side. Side door access to store room 3.00m x 2.67m (9'10" x 8'9").

The front garden is mainly laid to patio with side gate access to the rear garden with a brick and stone wall surround which backs onto open fields and is mainly laid to patio with a feature swimming pool with concealed pump. There is also an additional self contained detached outbuilding/garden room with window to front and electric heater, built in wardrobe and bathroom consisting of panel bath, pedestal wash hand basing, electric shower and window to side.

## Agents Note

The vendor informs us that there is an Electric Car Charging point at the property.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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