



High Street, Market Deeping Peterborough  
**£650,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Recently Extended and Refurbished
- Backing onto the River Welland
- Stunning Kitchen/Dining living Space
- Four Bedrooms
- En Suite to Master

## Accommodation Includes

### Entrance Hall

With oak staircase and inset glass panelling rising to the first floor, underfloor heating, doors to:

### Kitchen/Diner Living Space

9.37m x 7.45m L-shape room (30'9" x 24'5"). A truly stunning room with bi-folding doors spacing the rear opening on to the gardens and providing views over the River Welland. Providing ample space alongside the modern fitted kitchen to create both a dining area and living space offering a sociable hub to the house. The kitchen is fitted with a modern range of base and eye level units encompassing two built in electric ovens, space and doors for integrated appliances, space for American style fridge freezer. Underfloor heating.



### Living Room

3.72m x 3.58m max (12'2" x 11'9" max). Window to front, underfloor heating.

### Family Room

3.81m x 3.61m max (12'6" x 11'10" max). With a bay window to the front and open plan through to the kitchen area, bespoke fitted oak storage cupboards, underfloor heating.

### Downstairs Cloakroom/Shower Room

Fitted with a modern suite comprising WC, vanity wash hand basin, shower enclosure with glass screen window to side.

### First Floor Landing

With large picture window to the side providing plenty of natural light, doors to:

### Master Bedroom

5.97m x 3.64m (19'7" x 11'11"). Situated at the rear of the property with two large windows providing views over the River Welland and beyond, door to:

### Ensuite

Fitted with a three piece suite comprising shower enclosure with glass screen, vanity wash hand basin, WC, skylight.

### Bedroom Two

3.78m x 3.46m max (12'5" x 11'4" max). Window to front and side, underfloor heating.

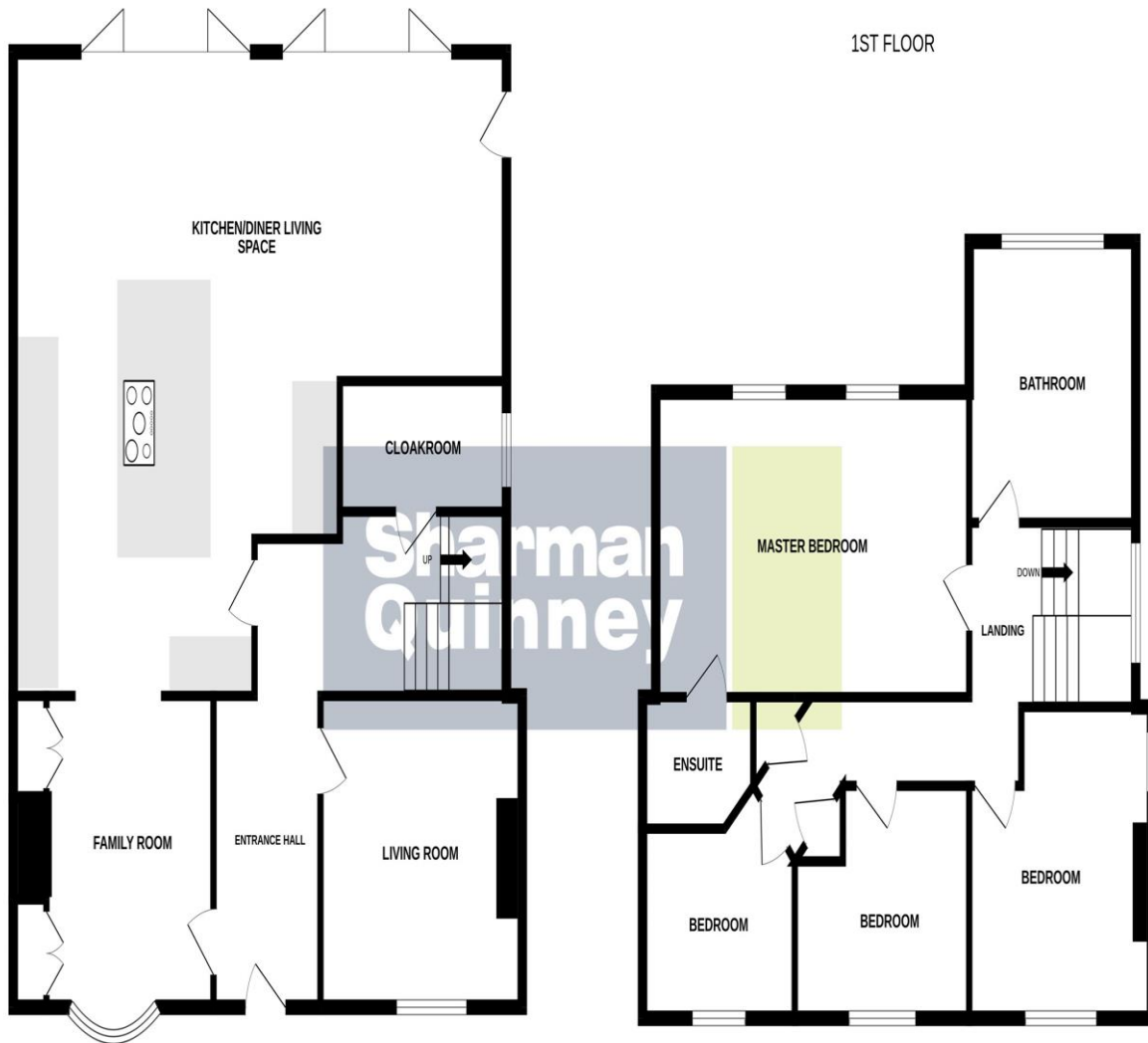
### Bedroom Three

3.32m x 2.86m max (10'10" x 9'4" max). Window to front, underfloor heating.



GROUND FLOOR

1ST FLOOR



Bedroom Four

2.87m x 2.21m plus recess (9'5" x 7'3" plus recess).  
Window to front, underfloor heating.

Family Bathroom

Fitted with a four piece suite comprising walk in shower enclosure with glass screen, wash hand basin in vanity unit, roll top bath, WC, airing cupboard housing hot water tank and boiler, window to rear.

Outside

The property is set within the historic town centre close to shops and local amenities. To the side of the property there is a driveway providing off road parking along with a tucked away bin store clever concealed. The rear gardens comprise a large patio seating area opening off from the kitchen living space in turn opening on to a decked seating area which extends to the River Welland providing delightful views and ideal for those seeking access for water activities (subject to necessary permit/licences) or simply for enjoying a relaxing drink in beautiful surroundings.

Agents Note

The property is presently listed by South Kesteven District Council (SKDC) as a band A property for council tax. However an improvement indicator has been placed on the property due to the extension and as such this council tax band may be reviewed upon resale. Please ask the selling agent for further information.

To view this property call Sharman Quinney on:  
**01778 343322**

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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# Selling your property?

Contact us to arrange a **FREE** home valuation.

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