



Wheatsheaf Court, Market Deeping Peterborough  
**£795,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Private Gated Cul De Sac
- Immaculately Presented Home
- Stamford Stone Built House
- Open Plan Kitchen/Living Space
- Four Bedrooms, Two En Suites

## Accommodation Includes

### Entrance Hall

A striking and spacious entrance hall with tiled flooring and underfloor heating which continues throughout the downstairs, staircase rising to first floor with wooden handrail and inset smoked glass, understairs cupboard, doors to:

### Kitchen / Living Space

9.33m x 4.83m (30'7" x 15'10"). A superb open plan space providing flexible reception room/dining space with double doors opening on to the South facing gardens and a modern kitchen including integrated dishwasher, electric oven and separate steam oven, integrated microwave, waste disposal unit, Corian worktops and space for American style fridge freezer.

### Utility Room

3.20m x 2.37m (10'6" x 7'9"). With matching units and tiled flooring, plumbing for washing machine and space for tumble drier, door to garden.





#### Downstairs Cloakroom

Fitted with a modern two piece suite comprising pedestal wash hand basin, WC, window to front, tiled flooring.

#### Lounge

6.13m x 4.83m (20'1" x 15'10"). With windows to the front and side aspects, Oak flooring with underfloor heating, inset living flame effect gas fireplace.

#### Dining Room

5.15m x 3.20m (16'10" x 10'6"). Window to front, oak flooring with underflooring heating.

#### First Floor Landing

Window to front, airing cupboard with shelving, doors to:

#### Bedroom One

4.57m x 4.14m (15' x 13'7"). Window to front, two built in double wardrobes, door to:

#### Ensuite

2.42m x 2.20m (7'11" x 7'2"). Fitted with a modern three piece suite comprising walk in tiled shower enclosure with glass screen, wash hand basin in vanity unit, WC, window to side, tiled flooring.

#### Bedroom Two

4.18m x 3.56m (13'8" x 11'8"). Window to rear, door to:

#### Ensuite

3.53m x 1.90m max (11'7" x 6'2" max). Fitted with a modern three piece suite comprising walk in tiled shower enclosure with glass screen, wash hand basin in vanity unit, WC, window to rear.

#### Bedroom Three

3.63m x 3.21m (11'11" x 10'6"). Window to front, built in double wardrobe.





**Bedroom Four**  
 3.23m x 3.21m (10'7" x 10'6"). Window to rear, built in double wardrobe.

**Family Bathroom**  
 3.58m x 2.71m max (11'9" x 8'10" max). Fitted with a modern four piece suite comprising panelled bath, walk in tiled shower enclosure, wash hand basin in vanity, WC, tiled flooring, window to rear.

**Office over Garage/Bedroom**  
 4.61m x 3.38m (15'1" x 11'1"). With a staircase to the side of the garage providing independent access, the space provides an ideal work from home office or further guest bedroom.

**Outside**  
 The property is set at the end of a small gated cul-de-sac of similar homes in a superb location close to town. To the front there is a block paved driveway providing parking in turn leading to the large garage with electric remote controlled up and over door. To the side of the garage, a staircase rises to the office/additional bedroom.

The South facing rear garden is of a good size and comprising a large paved patio seating area leading off from the rear of the house in turn opening on to lawns with mature beds surrounding. To the side of the house there is a further spacious paved patio seating area, a timber shed and gated access to the front.

**Garage**  
 Remote controlled electric garage door, power and lighting connected.

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# Selling your property?

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

 01778 343322

 25 Market Place, Market Deeping,  
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: MRD203957 - 0004

