



Church Street, Deeping St. James Peterborough
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Backing on to the River Welland
- South Facing Gardens
- Period Home
- Three Reception Rooms
- Modern Kitchen with Stunning Views

Accommodation Includes

Kitchen Breakfast Room

6.14m x 2.81m (20'1" x 9'2"). With a glass floor to ceiling gable end providing views over the gardens and river beyond, this modern kitchen comprises a range of base and level units with wooden worktops over. Space for fridge freezer, space for Range style oven, plumbing for dishwasher. Door to side providing access from the driveway parking.

Utility Room

1.74m x 1.73m (5'8" x 5'8"). Plumbing for washing machine and space for appliances, wall mounted gas boiler recently replaced by the present owners, door to:

Downstairs Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, WC, window to rear.



Dining Room

3.92m x 3.17m max (12'10" x 10'4" max). Adjacent to the kitchen breakfast room and with window to side.

Family Room

3.99m x 3.37m max (13'1" x 11' max). A spacious a versatile room with sash window to the side and access to the understairs storage cupboard.

Inner Hallway

With door to the side and stairs to the first floor landing.

Lounge

3.99m x 3.34m plus bay (13'1" x 11' plus bay). With bay window to the front with sash windows, cash iron fireplace with Adam style surround.

First Floor Landing

With doors leading to:

Bedroom One

3.99m x 3.34m max (13'1" x 11' max). Sash window to front, feature cast iron fireplace.

Bedroom Two

3.02m x 2.43m (9'11" x 7'11"). Sash window to side.

Bedroom Three

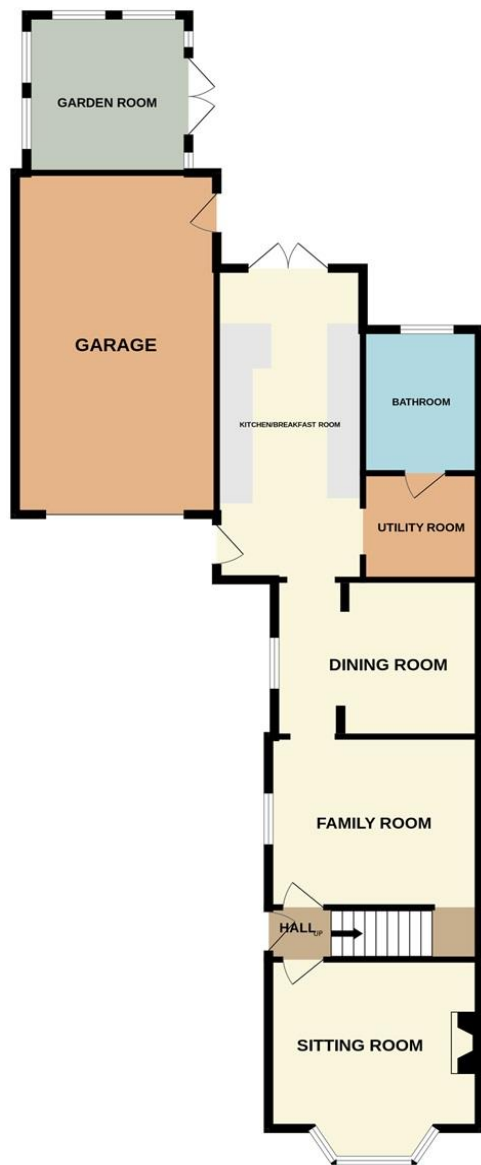
3.34m x 2.45m max (11' x 8' max). Window to rear, airing cupboard housing hot water tank.

Shower Room

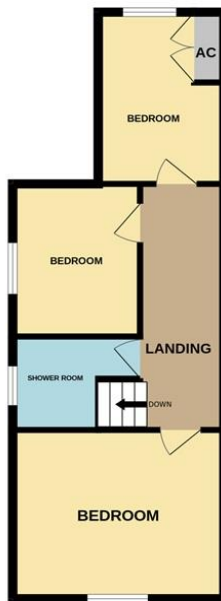
Fitted with a three piece suite comprising shower enclosure, vanity wash hand basin, WC, window to side.



GROUND FLOOR



1ST FLOOR



Outside

Set back behind a dwarf stone wall with a low maintenance gravelled garden, this handsome period home enjoys a spacious driveway to the side providing ample parking and in turn leading to the garage.

The stunning South facing rear gardens enjoy exceptional views over the River Welland and open countryside beyond. With a paved patio seating area leading off from the kitchen/garden room, mature planting and lawns.

Garden Room

3m x 3m (9'10" x 9'10"). With windows to the sides and rear making the most of the stunning views, double doors to garden.

Garage

6.7m x 3.7m (21'11" x 12'2"). With up and over door, power and lighting connected, courtesy door to garden.

To view this property call Sharman Quinney on:
01778 343322

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