



Deeping St. James Road, Northborough, Peterborough
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Home
- Village Location
- Four Bedrooms
- Separate Dining Room
- Conservatory

Accommodation Includes

Front door to:

Entrance Porch

Window to side, glazed doors to:

Entrance Hall

Radiator, stairs to first floor and landing, doors leading to:

Cloakroom

Comprising sink with cupboard below, wc, radiator, window to rear.

Dining Room

5.71m x 3.26m (18'8" x 10'8"). Window to front, radiator, serving hatch to kitchen.



Lounge
3.64m x 6.37m (11'11" x 20'10"). Window to front, two radiators, gas fire with stone hearth surround, French doors leading to:

Conservatory
3.30m x 2.94m (10'10" x 9'7"). PVCu and brick built construction, French doors leading to rear garden.

Kitchen Breakfast Room
7.10m x 3.68m (23'3" x 12'1"). Comprising of a range of base and eye level units with worktops over, sink and drainer with mixer taps, built in eye level oven, gas hob and extractor, space for fridge freezer, built in wine rack, storage cupboard, radiator, two windows to side aspect and one window to rear aspect, door leading to:

Utility Room
3.86m x 2.68m (12'8" x 8'9"). Window to rear and side, range of cupboards with worktops over, plumbing for washing machine, boiler, radiator door to side, courtesy door to:

Tandem Garage
9.11m x 2.72m (29'11" x 8'11"). Garage and workshop area with power and light connected, electric roller door.

Stairs to First Floor and Landing
Loft access, storage cupboard.

Bedroom One
3.67m x 3.38m (12' x 11'1"). Window to front, radiator, fitted wardrobes.





Ground Floor



First Floor

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Bedroom Two
2.78m x 3.66m (9'1" x 12'). Window to rear, radiator, built in wardrobe.

Bedroom Three
3.13 x 2.56m (10'3" x 8'4"). Window to front, radiator, double wardrobe.

Bedroom Four
2.81m x 3.11m (9'2" x 10'2"). Window to rear, radiator.

Family Bathroom
Comprising of a shower cubicle, power shower, vanity wash hand basin with cupboard below, wc, window to rear, heated towel rail.

Outside
The mature rear garden is laid to lawn with plants, tree and shrub borders, paved patio area and two sheds/workshops. The garden is enclosed by timber fencing and conifer surround with side gate access.

To the front the garden is laid to lawn with mature shrubs and trees. A paved driveway provides ample parking and leads to the tandem garage.

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

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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