



Lady Margarets Avenue, Market Deeping, Peterborough  
**£315,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Conservatory
- Garage

## Accommodation Includes

### Door to:

#### Entrance Hall

Tiled floor, radiator, stairs to first floor and landing.

#### Cloakroom

Comprising pedestal wash hand basin, wc, window to side, radiator, tiled floor.

#### Lounge

4.66m x 3.50m (15'3" x 11'5"). Box bay window to front aspect, two radiators.





### Kitchen Dining Room

6.36m x 3.69m (20'10" x 12'1"). Fitted with a range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine and dishwasher, electric oven, five ring gas hob and extractor, built in under stairs storage cupboard, tiled floor, window to rear, half glazed door to rear, French doors to:

### Conservatory

2.60m x 3.95m (8'6" x 12'11"). PVCU construction with polycarbonate roof, power and light connected, door leading to rear garden and door leading to:

### Garage

Power and light connected, window to rear, metal up and over door.

### Stairs to First Floor and Landing

Loft access.

### Bedroom One

4.57m x 2.55m (15' x 8'4"). Window to rear aspect, radiator, walk in airing cupboard.

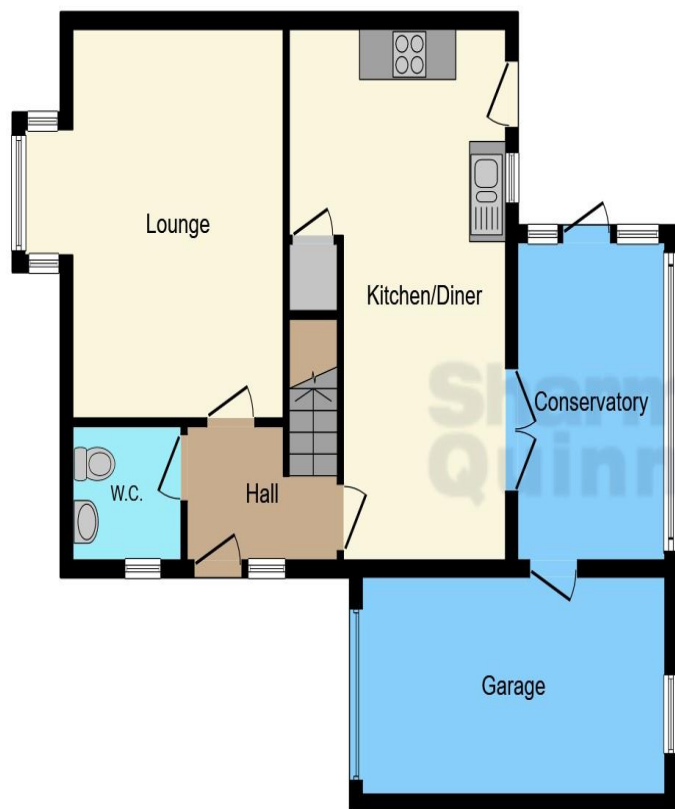
### Bedroom Two

3.50m x 3.70m (11'5" x 12'2"). Windows to front and side aspects, radiator, built in wardrobe.

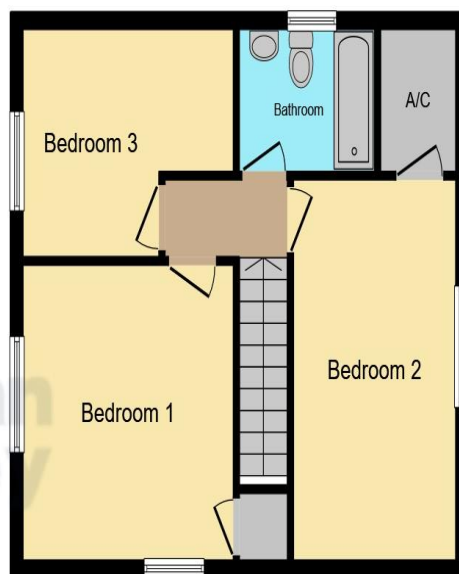
### Bedroom Three

2.74m x 3.79m (9' x 12'5"). Window to front aspect, radiator.





**Ground Floor**



**First Floor**

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#### Bathroom

Comprising panel bath, power shower, pedestal wash hand basin, wc, radiator, heated towel rail, window to side.

#### Outside

The rear garden is low maintenance with decking area, fish pond and pergola enclosed by timber fencing and side gate access. To the front the garden is low maintenance providing parking for ample vehicles with a driveway leading to a single garage.

To view this property call Sharman Quinney on:  
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