



St. Guthlac Avenue, Market Deeping, Peterborough
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Sought after Cul De Sac
- Close to Town Centre
- Open Plan Lounge/Diner
- Spacious Kitchen
- Conservatory

Accommodation Includes

Entrance Hall

Stairs to first floor landing, doors to:

Lounge Diner

7.52m x 3.78m max (24'8" x 12'5" max). A spacious open plan room with large windows to the front and rear providing views over the garden and green and a modern gas fired living flame effect fire place inset to the chimney breast.

Downstairs Cloakroom

Fitted with a two piece suite comprising wash hand basin and WC.



Kitchen Breakfast Room

5.21m x 2.95m max (17'1" x 9'8" max). A large kitchen with oak front base and eye levels units and window to the rear overlooking the gardens. Integrated electric oven and hob, integrated fridge freezer and dishwasher, built in washing machine, double doors opening to:

Conservatory

3.35m x 2.67m (11' x 8'9"). With double doors opening on to the South facing rear garden.

Landing

Bedroom One

3.86m x 3.35m max (12'8" x 11' max). With a range of fitted wardrobes and inbuilt dressing table, window to front.

Bedroom Two

4.29m x 2.31m (14'1" x 7'7"). Windows to front and rear aspects.

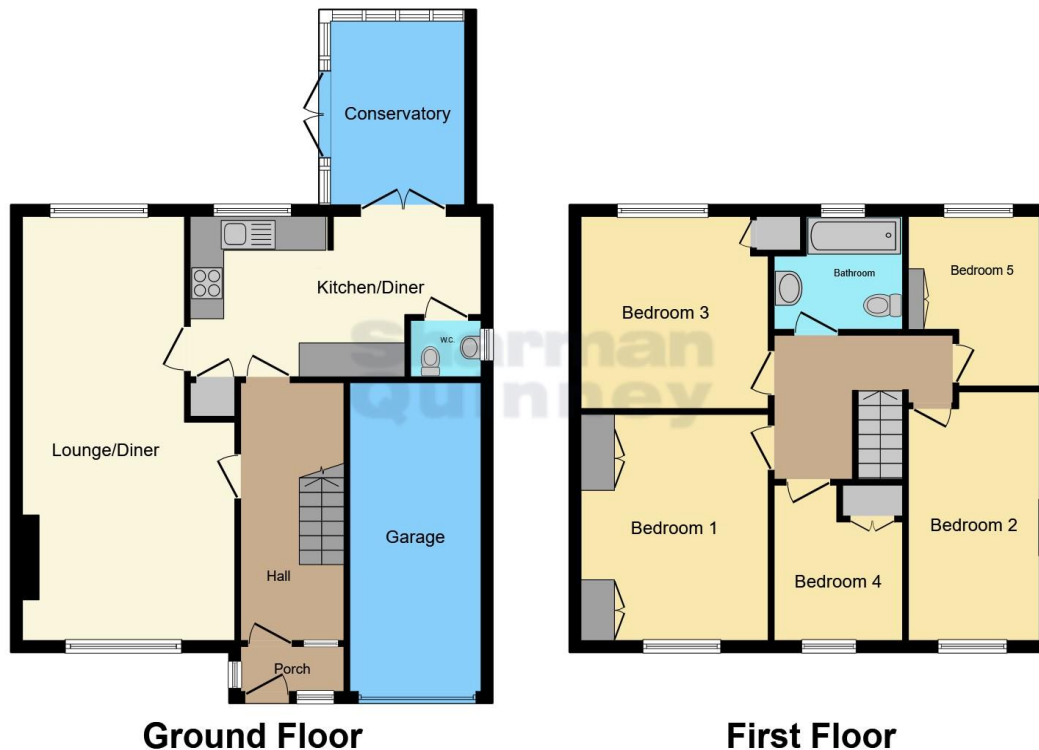
Bedroom Three

3.38m x 3.35m max (11'1" x 11' max). Window to rear, airing cupboard housing wall mounted gas boiler.

Bedroom Four

2.74m x 2.26m max (9' x 7'5" max). Window to front, built in overstairs storage cupboard.





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

Bedroom Five
2.92m x 2.29m (9'7" x 7'6"). Window to rear, built in storage.

Bathroom
Fitted with a modern three piece suite comprising panelled bath with shower over and glass screen, wash hand basin, WC, window to rear, electric underfloor heating, gas/electric radiator/towel rail.

Outside
To the front of the property there is a driveway providing off road parking with the remainder of the garden largely laid to ornamental gravelling providing additional parking as required. The South facing rear garden enjoys a high degree of privacy and is planted with an array of mature flower beds with lawns interspersed and gated side access.

Garage
Single garage with up and over door. Power and lighting connected.

Agents Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

To view this property call Sharman Quinney on:
01778 343322

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