



Fraser Close, Deeping St. James, Peterborough  
£260,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Detached House
- Three Bedrooms
- En Suite
- Kitchen/Dining Room
- No Chain

## Accommodation Includes

Front door to:

Entrance Hall  
Door to:

Lounge  
4.36m x 3.34m (14'3" x 10'11"). Window to front aspect, radiator, door to:

Study/Storage room  
Garage conversion providing this space, door to front of garage.

Kitchen Dining Room  
5.99m x 3.46m max (19'8" x 11'4" max). Comprising of a range of base and eye level units with worktops over, wall mounted boiler, electric oven with double gas hob, integrated dishwasher, wall mounted boiler, sink, window to rear, door to rear, in the dining area there is a radiator and window to rear aspect.



Stairs to first floor and landing  
Loft access.

Bedroom One  
4.43m x 3.36m max (14'6" x 11' max). Window to rear, radiator, door to:

Ensuite  
Comprising shower cubicle, wash hand basin and wc.

Bedroom Two  
3.09m max x 3.36m (10'1" max x 11'). Window to front, radiator.

Bedroom Three  
2.54m x 2.48m (8'4" x 8'1"). Radiator, window to front.

Bathroom  
Comprising panel bath, pedestal wash hand basin, wc, airing cupboard, window to rear, radiator.

Outside  
The rear garden is laid to lawn with patio area timber fencing and side gate access. To the front the gravel drive provides ample parking to a garage with up and over door that has been converted providing extra storage or study area.

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

# 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:

MRD204343 - 0002