



Primroses, Deeping St James, Peterborough  
**OIEO £331,500 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached House
- Four Bedrooms
- Separate Dining Room
- En Suite
- Conservatory

Located in a popular area of Deeping St James and benefitting from lounge, separate dining room, kitchen and conservatory, four bedrooms, master with ensuite and family bathroom. Outside there is an enclosed rear garden with driveway to the front leading a detached single garage.

## Accommodation Includes

Front door to:

Entrance Hall

Window to front, stairs to first floor and landing, understairs storage cupboard, window to front.

Lounge

3.57m x 4.83m (11'8" x 15'10"). Gas fire with feature fire place, window to front aspect, radiator, double doors to:



### Dining Room

2.85m x 3.94m (9'4" x 12'11"). Radiator, French doors leading to:

### Conservatory

4.40m max x 2.88m (14'5" max x 9'5"). Brick and upvc construction, polycarbonate roof, French doors leading to rear garden.

### Kitchen

4.61m x 2.69m (15'1" x 8'10"). Fitted with a matching range of base and eye level units with worktops over, built in microwave, built in electric oven, gas hob and extractor, sink with mixer taps, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer door to side.

### Stairs to First Floor and Landing

Window to side, airing cupboard.

### Bedroom One

2.66m x 4.09m (8'8" x 13'5"). Window to front, radiator, door to:

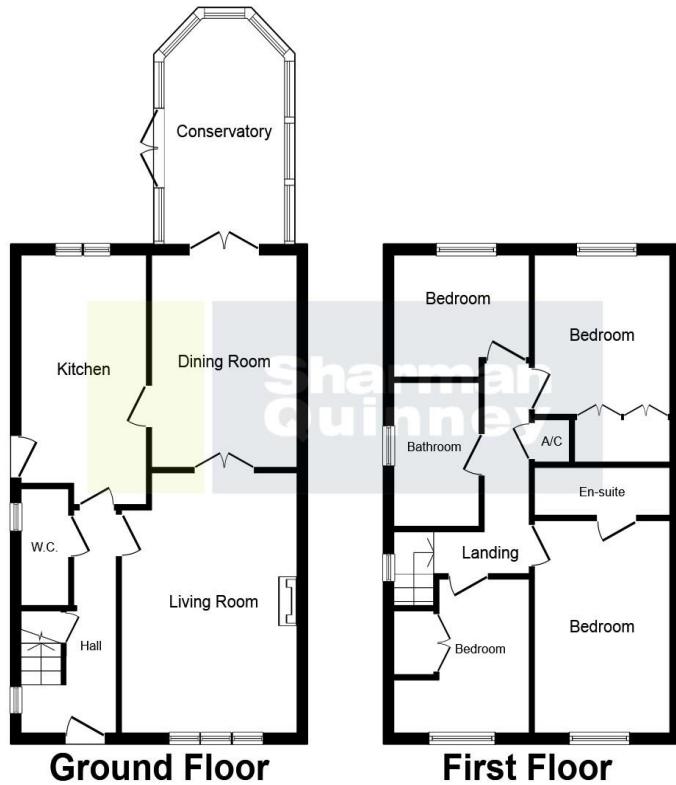
### En Suite

Comprising wc, wash hand basin with cupboard below, shower cubicle, radiator.

### Bedroom Two

3.12m x 2.66m 10'3" x 8'8"). Window to rear, radiator, built in wardrobe.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Bedroom Three**  
2.76m x 2.33m (9' x 7'7"). Window to rear radiator.

**Bedroom Four**  
3.09m x 2.76m (10'1" x 9'). Window to front radiator, loft access, built in wardrobe.

**Bathroom**  
Comprising panel bath with mixer taps, pedestal wash hand basin, wc, radiator, window to side.

**Outside**  
The rear garden is laid to lawn with patio area and corner deck area. Enclosed with timber fence surround and side gate access. There is a courtesy door leading to the detached single garage.

To the front there is a driveway leading to a single garage with metal up and over door power and light connected.

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

# Selling your property?

Contact us to arrange a **FREE**  
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