



Spalding Road, Deeping St James, Peterborough  
**£280.000** **Freehold**

**Sharman  
Quinney**

# Key Features



- South Facing Rear Garden
- Off Road Parking
- Semi Detached
- Three Bedrooms
- Downstairs Cloakroom

## Accommodation Includes

### Entrance Hall

Storage cupboard, radiator, stairs to first floor and landing.

### Cloakroom

Comprising wc, wash hand basin, heated towel rail.

### Lounge Dining Room

7.20m max x 3.18m max (23'7" max x 10'5" max).  
Bay window to front, radiator, French doors opening to rear garden.



### Kitchen

2.56m x 2.76m (8'4" x 9'). Comprising a range of base and eye level units with worktops over, electric oven and gas hob, space for fridge freezer, wall mounted boiler, window to rear aspect, radiator, window to rear aspect.

### Utility Room

1.41m x 1.50m (4'7" x 4'11"). Comprising base and eye level units, sink, radiator.

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

### Bedroom One

3.15m x 3.05m (10'4" x 10'). Radiator, built in wardrobes, window to rear aspect.

### Ensuite

Comprising shower cubicle, wc, wash hand basin, radiator, window to rear aspect.

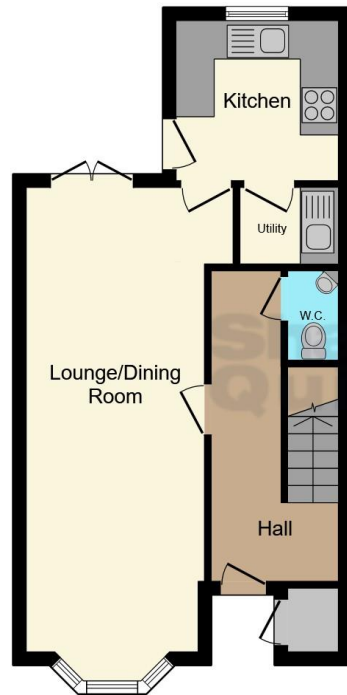
### Bedroom Two

3.29m x 2.78m (10'9" x 9'1"). Built in wardrobes, radiator, window to front aspect.

### Bedroom Three

2.11m x 2.40m (6'11" x 7'10"). Window to front aspect, radiator.





**Ground Floor**



**First Floor**

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## Bathroom

Comprising Panel bath with shower over, pedestal wash hand basin, wc.

## Outside

The southerly rear facing garden is laid to lawn with decking and shed, timber fence surround and side gate access. To the front there is parking for two car and electric charging point.

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

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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