

for sale

offers in excess of **£400,000**



Lincoln Road Deeping Gate Peterborough PE6 9BA

HIDDEN TREASURE

A substantial detached residence which has a private and peaceful location in Deeping Gate. CHAIN FREE and ready for a new owner this property is full of potential and would make a great family home. Call our sales team on 01733 579412 for full details.



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Entrance Hall

15' 8" x 7' 3" to inc staircase (4.78m x 2.21m to inc staircase)
Fully glazed frosted UPVC door into the entrance hall. Parquet flooring, radiator with cover, staircase to first floor landing, coving to papered ceiling and doors off onto bedroom one, office, bathroom, kitchen and lounge.

Lounge

15' 9" max to inc chimney breast x 14' 5" (4.80m max to inc chimney breast x 4.39m)
Radiator, TV point, stone fireplace surround with built in storage to either side, coving to papered ceiling, UPVC double glazed windows to front and side and a doorway through to the dining room.

Dining Room

12' 2" x 12' (3.71m x 3.66m)
Radiator with cover, ceramic tiled flooring, coving to textured ceiling, UPVC double glazed window to the rear and Georgian style UPVC French doors into the conservatory. Door into kitchen.

Conservatory

11' 4" x 10' 6" (3.45m x 3.20m)
Being constructed of a brick base with UPVC double glazed windows surround with a peaked poly carbonate roof, radiator and UPVC double glazed patio doors to the side garden.



Kitchen

16' 5" x 7' 11" (5.00m x 2.41m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill, four ring gas hob with extractor. Integral dishwasher and fridge freezer, plumbing for washing machine, radiator, TV point, ceramic tiled flooring (continuous from the dining room), coving to papered ceiling with recess lighting. Door into boiler cupboard housing the gas boiler, two UPVC double glazed windows to the rear and a half glazed frosted UPVC door into the rear garden. Door back into the entrance hall.

Bathroom

Tiled to three walls and comprising a three piece suite to include a bath with taps over, wash hand basin with taps over and set within a vanity unit and a WC. Ceramic tiled flooring, radiator, extractor, papered ceiling and a frosted UPVC double glazed window to the rear.

Office/Family Room

11' 4" x 9' 6" plus recess (3.45m x 2.90m plus recess)

Fitted desk with shelving, radiator with cover, laminate flooring, coving to papered ceiling and UPVC double glazed window to the rear.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Radiator, fitted wardrobes with cupboards above with dressing area and mirror, coving to papered ceiling and UPVC double glazed window to the front.

First Floor Landing

Smooth ceiling and doors off onto bedrooms two, three, shower room and a walk in storage cupboard. UPVC double glazed window

Walk In Storage cupboard

16' 4" x 4' 10" restricted head room (4.98m x 1.47m restricted head room)

Shelving and door into eaves.

Bedroom Two

12' 4" x 11' 11" plus recess (3.76m x 3.63m plus recess)

Radiator, TV point, door into walk in wardrobe (with hanging rail and shelving/restricted head room), smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

12' x 11' 6" (3.66m x 3.51m)

Radiator, door into walk in wardrobe (with hanging rail and shelving), door into eaves (restricted head room), smooth ceiling and UPVC double glazed window to the front.

Shower Room

Comprising a three piece suite to include a shower cubicle with shower fitted, wash hand basin with taps over and tiled splashbacks and set within a vanity unit and a WC. Radiator, smooth ceiling and frosted UPVC double glazed window to the front.

Outside

to the front of the property there is an extensive gravelled area which could be used as either a garden or as off road parking for several vehicles. The driveway is to the side of the property and leads to the garage.

Gated access into the rear garden

Garage

23' 4" x 12' 4" (7.11m x 3.76m)

An oversized garage, fitted with a metal up and over door. Power and lighting, fitted ladder into the boarded out storage eaves, two windows to the side and a courtesy door into the rear garden.





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

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Property Ref: WRN305348 - 0002

Tenure: Freehold

EPC Rating: D

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