

10 Belton Close, Market Deeping

Peterborough PE6 8BN

£475,000



Detached Family Home

Study

Double Garage

Downstairs WC

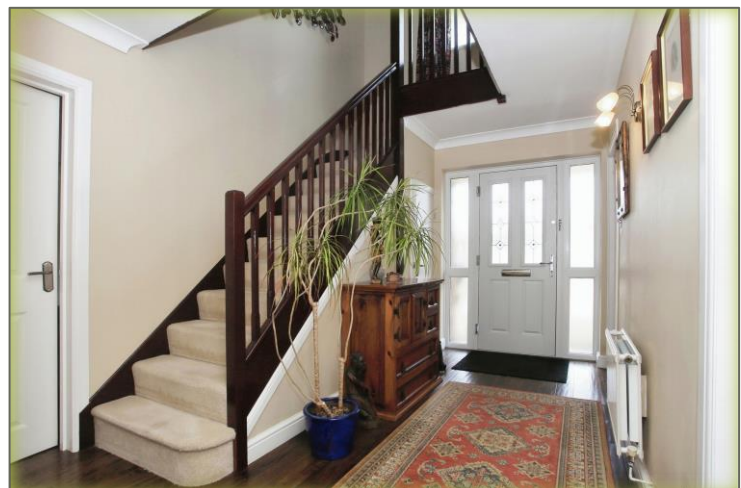
Breakfast Kitchen & Utility

Independent Annexe

Lounge & Dining Room

4 Bedrooms

South Facing Garden





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Market Deeping
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PE6 8BN**

GENERAL DESCRIPTION:

Includes INDEPENDENT SELF CONTAINED ANNEXE !! This is an immaculate family home occupying a large south facing plot of 1/5th of an acre. The main house has 4 good bedrooms and an en-suite, and downstairs there is a lounge, dining room, study, breakfast/kitchen and a utility. Some years back a games room was built attached to the double garage, however this was later converted to provide an annexe with living kitchen, bedroom and shower room, and centrally heated via an independent boiler. This offers numerous possibilities.





ENTRANCE HALL With composite and double glazed entrance door with side screens either side, radiator, stairs to first floor with under stairs cupboard, wooden flooring.

CLOAKROOM With low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the side.

KITCHEN 13' 5" x 10' 6" (4.1m x 3.2m) Max With 1 ½ bowl Franke sink unit, range of base units incorporating cupboards and drawers with worksurfaces and eye levels above, space for fridge freezer, built in Bosch glass induction hob with oven under and extractor above, 2 x uPVC double glazed windows to the rear, ceramic tiled floor.

UTILITY ROOM 8' 10" x 7' 10" (2.7m x 2.4m) Max With single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worksurfaces above, plumbing for washing machine, ceramic tiled floor, uPVC double glazed window to rear, Baxi gas central heating boiler, radiator, uPVC double glazed door to the side.

LOUNGE 14' 5" x 14' 5" (4.4m x 4.4m) Max Featuring beautiful limestone fireplace having inset living flame effect gas fire, walk in uPVC double glazed bay window to the front, radiator TV point, pair of glazed doors to:-

DINING ROOM 10' 10" x 9' 10" (3.3m x 3.0m) Max With radiator, wooden floor, sliding double glazed patio door to the rear garden.

STUDY 9' 2" x 7' 10" (2.8m x 2.4m) Max With radiator, uPVC double glazed window to the front, wooden floor.

LANDING With airing cupboard, radiator, uPVC double glazed window to the front, built in storage cupboard.

BEDROOM 1 13' 9" x 11' 2" (4.2m x 3.4m) Max With 2 x radiators, 2 x uPVC double glazed windows to the rear, built in wardrobes.

EN-SUITE With low level WC, pedestal wash hand basin, panelled bath with shower attachment to the taps, radiator, uPVC double glazed window to the side.

BEDROOM 2 15' 9" x 11' 2" (4.8m x 3.4m) Max With radiator, uPVC double glazed window to the rear.

BEDROOM 3 12' 6" x 7' 3" (3.8m x 2.2m) Max With radiator, uPVC double glazed window to the front.

BEDROOM 4 9' 6" x 7' 3" (2.9m x 2.2m) Max Radiator, uPVC double glazed window to the front.

BATHROOM Refitted and having concealed flush WC, vanity wash hand basin, large double shower cubicle with rain head shower and hand wash attachment, heated towel rail, uPVC double glazed window to the front, shaver point.

ANNEXE

LIVING ROOM/KITCHEN 20' 0" x 16' 5" (6.1m x 5.0m) Max The kitchen area has 1½ bowl Franke sink unit, a range of base units and worktops above, Bosch glass hob with oven under, plumbing for washing machine. The lounge area has 2 radiators, uPVC double glazed window to the rear and a pair of uPVC double glazed French doors to the garden, TV point, built in store cupboard.

BEDROOM 10' 2" x 9' 10" (3.1m x 3.0m) Max Radiator, uPVC double glazed window to the front.

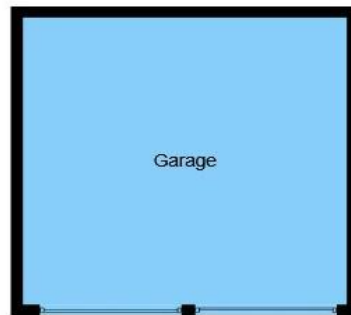
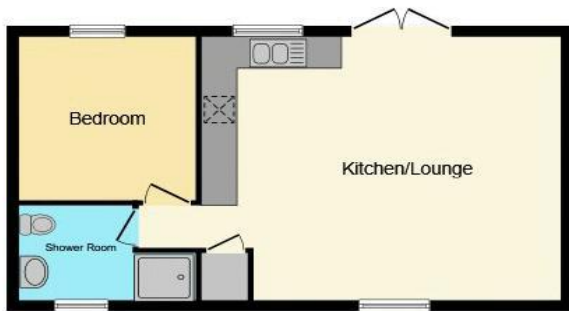
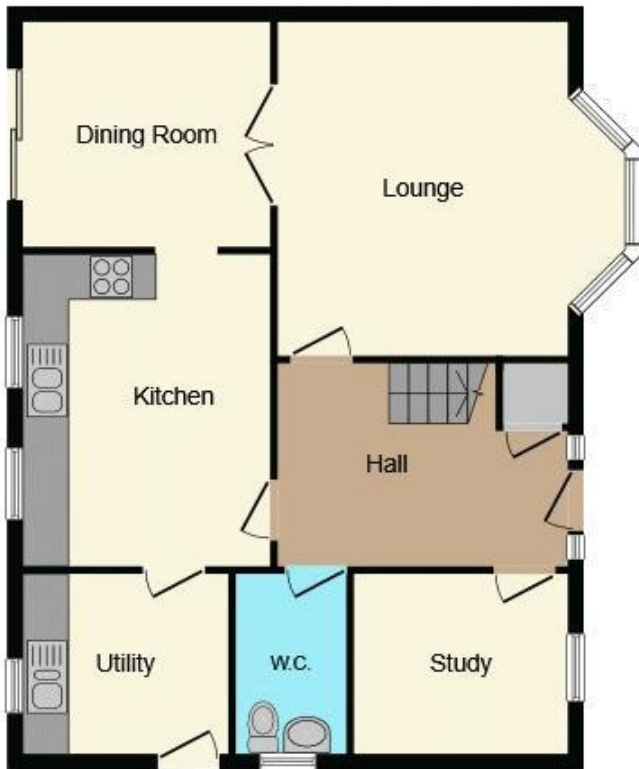
SHOWER ROOM With low level WC, pedestal wash hand basin, shower cubicle with Mira shower, heated towel rail, uPVC double glazed window to the rear.

REAR GARDEN Mainly lawned, south facing, fully enclosed and with paved patio.

DOUBLE GARAGE With twin up and over doors, light and power, loft access, gas fired central heating boiler, providing central heating and hot water to the annexe.

Quentin Marks is a trading name of Sharman Quinney Holdings Limited which 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band E