



Newton Fallowell Market Deeping £475,000

Newton Fallowell, 3 Bridge Foot - PE6 8AA

01778 345978

deeping@newtonfallowell.co.uk

www.newtonfallowell.co.uk/market-deeping-estate-agents/



175B Eastgate

Deeping St. James, Peterborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four bedroom detached house
- Extended to the ground floor
- Potential to extend further (STP)
- Well presented throughout
- Open plan kitchen family room
- Separate lounge / diner
- Off road parking and double garage
- Countryside views to the rear
- Viewing essential
- EPC: to follow



Entrance Hall

PVCu double glazed entrance door with glazed side panels, radiator, tiled flooring. Doors to:

Shower Room

Fitted with a three piece suite comprising of a corner shower, basin with cupboard under and low level WC. PVCu double glazed window to front, tiling to floor and walls and a heated towel rail.

Lounge

12' 2" x 16' 10" (3.71m x 5.14m)

PVCu double glazed box bay window to front, radiator, inset multi fuel stove, wooden flooring. Opening to:

Dining Room

10' 0" x 13' 11" (3.05m x 4.23m)

Internal French doors with glazed side panels opening to kitchen / family room. Under stairs storage cupboard, radiator, wooden flooring continued from the lounge. Door to:

Kitchen/Family Room

20' 0" x 20' 4" (6.09m x 6.20m)

This bright and spacious extension to the property has created a lovely family space with room for dining and seating leading off the fitted kitchen. The kitchen is fitted with a matching range of base and eye level units with solid wood worktop over. Integrated appliances include a fridge, freezer, dishwasher and washing machine and there is a Rangemaster stove with extractor over. There are two PVCu double glazed doors to the garden and two large sky lights. An internal door provide access to the attached garage.

First Floor Landing

Airing cupboard. Loft ladder providing access to fully boarded loft. Doors to:



Bedroom 1

11' 11" x 13' 11" (3.64m x 4.23m)

PVCu double glazed window to front, radiator.

Bedroom 2

10' 4" x 11' 8" (3.16m x 3.55m)

PVCu double glazed windows to side and rear, radiator, fitted wardrobe and shelving.

Bedroom 3

8' 11" x 9' 11" (2.73m x 3.03m)

PVCu double glazed window to the front, radiator and fitted wardrobe.

Bedroom 4

6' 8" x 10' 0" (2.03m x 3.06m)

PVCu double glazed window to rear, radiator.

Bathroom

5' 11" x 7' 0" (1.80m x 2.14m)

Fitted with a three piece suite comprising of bath with hand held shower attachment over, sink and WC. PVCu double glazed window to side, radiator.

Outside

To the front of the property there is parking for multiple vehicles leading to the double garage. There is a generous front lawn which could offer room for further parking if required. Side gated access takes you to the well kept rear garden which is h is mainly laid to lawn with mature borders, two patio seating areas and a timber built shed. The rear garden enjoys views over paddock land and the open countryside beyond.

Double Garage

14' 9" x 17' 7" (4.50m x 5.35m)

Power and light connected. PVCu double glazed door and window to the rear. Range of recently fitted cupboards with work top over. Recently replaced floor mounted oil fired central heating boiler.

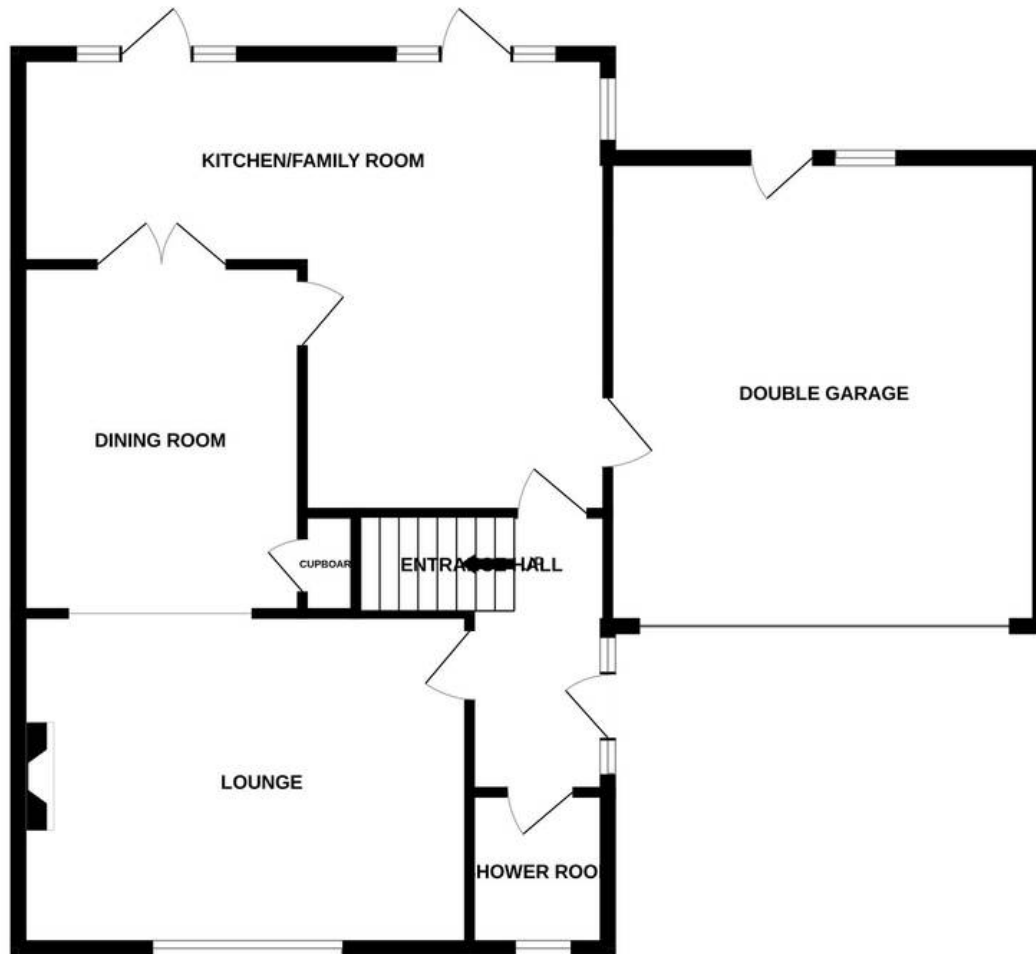
Anti-Money Laundering Requirements

By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

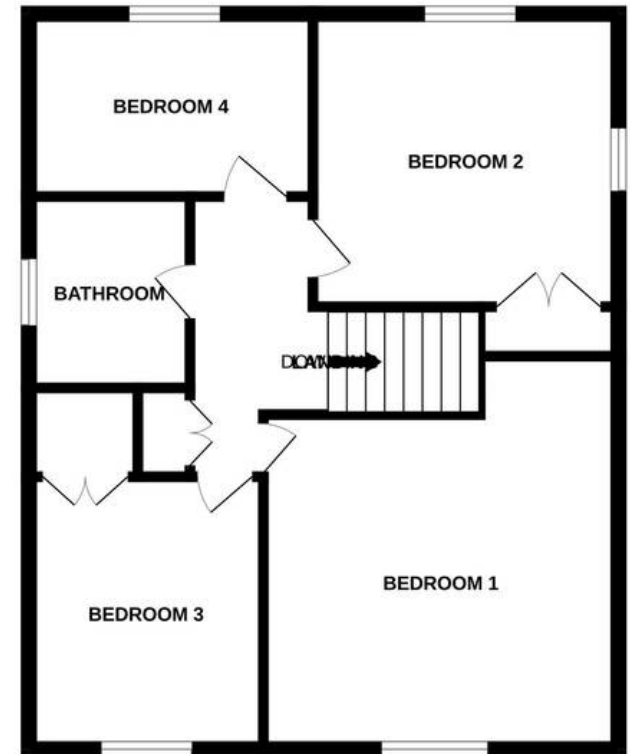
Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Newton Fallowell Market Deeping

Newton Fallowell, 3 Bridge Foot - PE6 8AA

01778 345978 • deeping@newtonfallowell.co.uk • www.newtonfallowell.co.uk/market-deeping-estate-agents/

