Brewton Drive

Deeping St. James, Peterborough, PE6 8GR

Offers In Excess Of £240,000 - Freehold , Tax Band - B

3 | 1 | 2 | B

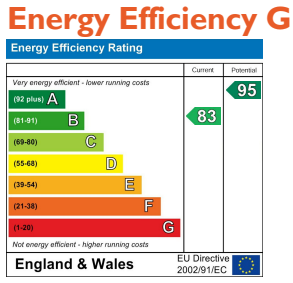
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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The perfect first home! Situated in the ever-popular market town of Deeping St James, this beautifully presented three-bedroom semi-detached home (2022) offers stylish, move-in-ready accommodation with a spacious kitchen/diner, en-suite to principal bedroom, enclosed rear garden and ample off-road parking. Combining modern living with excellent energy efficiency (EPC B), this is an ideal opportunity for first-time buyers looking to enjoy a fantastic community, great local amenities and easy access to Peterborough and Stamford.

If you're looking to take your first step onto the property ladder, this modern three-bedroom semi-detached home on Brewton Drive offers the perfect combination of style, space and location. Situated in the highly sought-after market town of Deeping St James, you'll enjoy a welcoming community atmosphere, excellent local amenities, well-regarded schools and picturesque riverside walks, all within easy reach. Designed with modern living in mind, the property welcomes you with a spacious entrance hall, a convenient downstairs cloakroom and a contemporary kitchen/diner, ideal for everything from busy weekday breakfasts to entertaining family and friends. To the rear, the generous lounge features French doors that open onto the enclosed garden, creating a bright and sociable living space that seamlessly connects indoors and out. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. Two further bedrooms and a stylish family bathroom provide flexible accommodation for growing families, guests or those working from home.
Outside, the enclosed rear garden offers two patio seating areas, providing the perfect setting for summer barbecues or relaxing evenings, while ample off-road parking adds everyday convenience.
With an impressive EPC rating of B and Council Tax Band B, this energy-efficient home is economical to run, making it an excellent choice for first-time buyers looking for a home that's ready to move into. Combining modern comfort with an enviable location in one of the area's most popular market towns, this fantastic property is ready to welcome its next owners.

Entrance Hall
1.20 x 3.92 (3'11" x 12'10")

WC
0.86 x 1.66 (2'9" x 5'5")

Kitchen Diner
2.77 x 4.77 (9'1" x 15'7")

Lounge
4.95 x 3.17 (16'2" x 10'4")

Landing
1.06 x 3.32 (3'5" x 10'10")

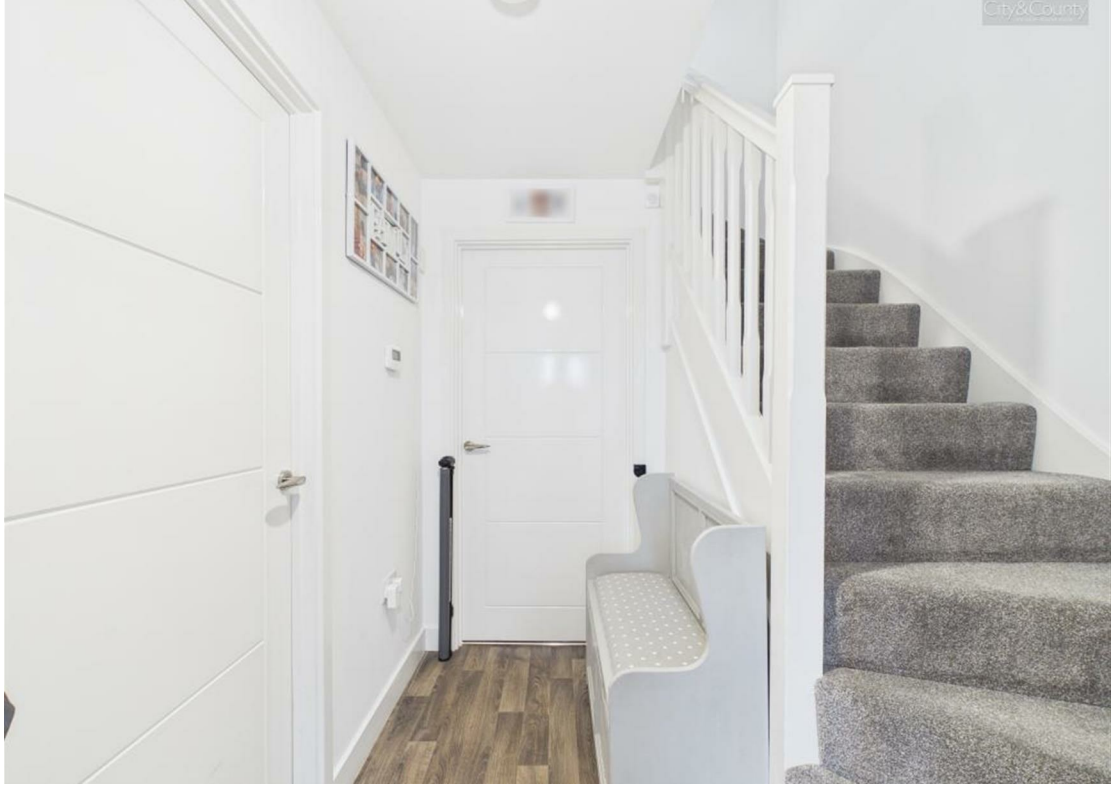
Master Bedroom
2.77 x 2.71 (9'1" x 8'10")

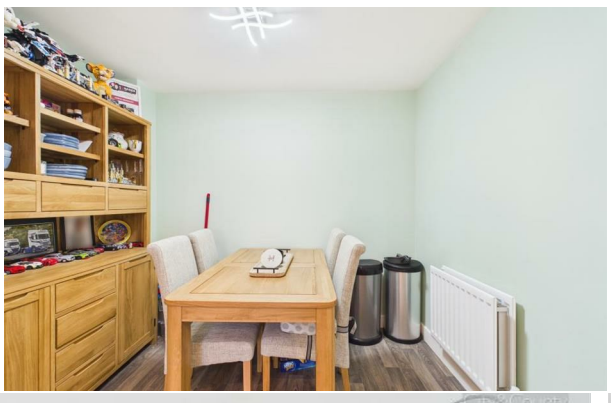
En-Suite To Master Bedroom
1.47 x 2.25 (4'9" x 7'4")

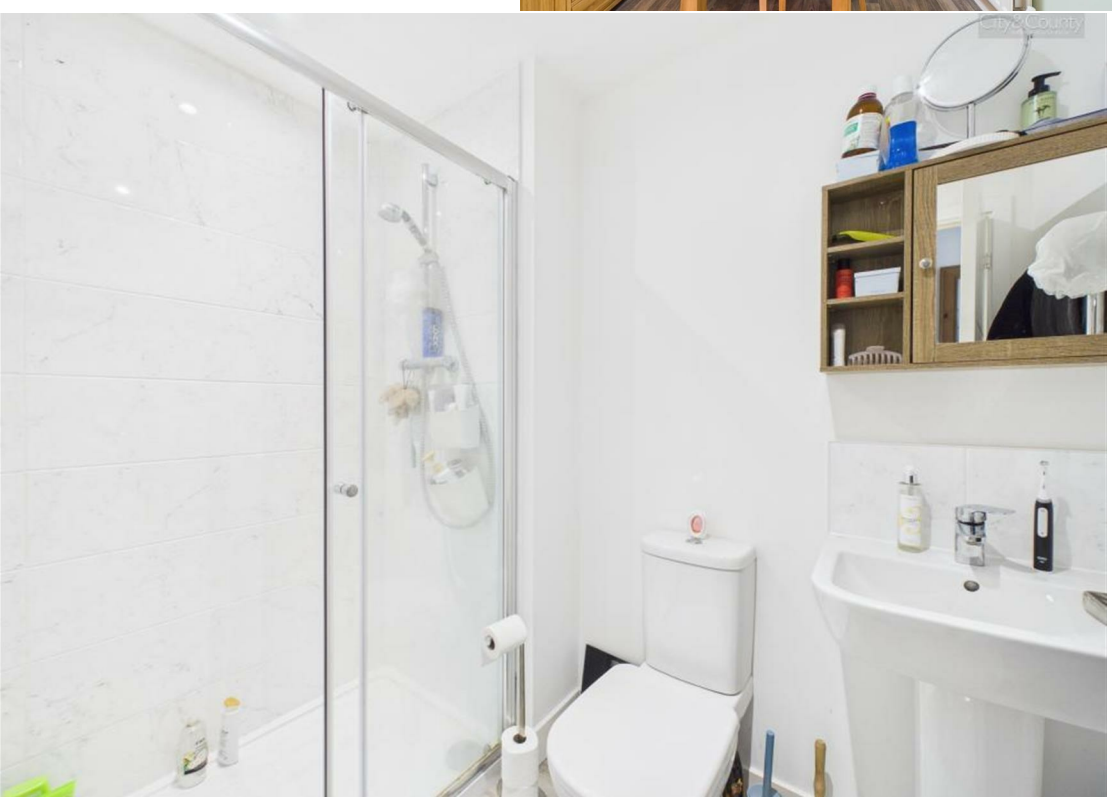
Bedroom Two
2.74 x 2.94 (8'11" x 9'7")

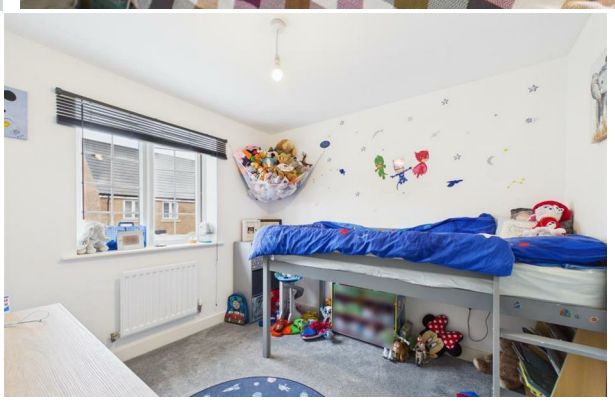
Bathroom
2.11 x 1.71 (6'11" x 5'7")

Bedroom Three
2.09 x 3.18 (6'10" x 10'5")









EPC - B
83/95

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £170 per annum

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: Not Known
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL