



Spalding Road, Deeping St. James, Peterborough  
**£280,000 Freehold**

**Sharman  
Quinney**

# Key Features

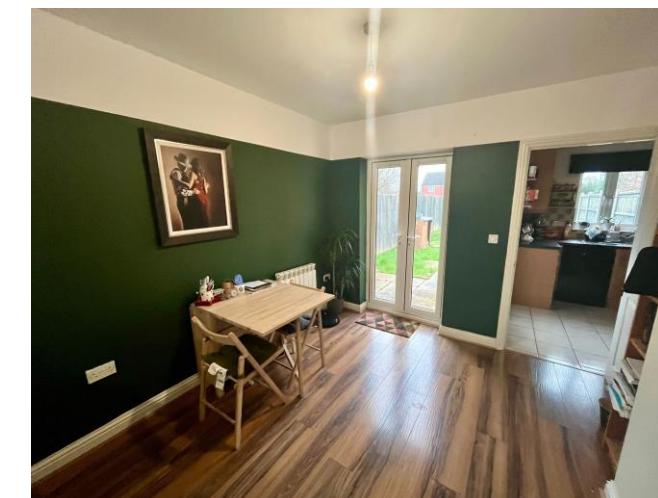


- Enclosed South Facing Rear Garden
- Off Road Parking
- Three Bedroom Semi Detached
- Two Bathrooms (One En Suite)
- Large Lounge

Sharman Quinney are delighted to offer for sale this well presented three-bedroom semi-detached home approached via a long driveway and benefiting from a large, enclosed southerly facing rear garden.

The well-proportioned accommodation comprises a ground floor cloakroom, a 25' lounge, a well-appointed kitchen with separate utility room. Upstairs one can find the main bedroom boasting an en-suite as well as two further bedrooms and a family bathroom.

To the front of the property is a driveway with off road parking for two cars and to the rear is an enclosed rear garden offering a large lawn area and enjoying a southerly aspect. The property further benefits from being located within walking



distance of The Deepings Comprehensive School and having an electric car port charger.

#### 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.





**Ground Floor**



**First Floor**

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### 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.

### 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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