



## Newton Fallowell Market Deeping £495,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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# 16 Meadow Road

Peakirk, Peterborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Countryside views
- Detached property
- Excellent decorative order
- Flexible accommodation over two floors
- Spacious master bedroom
- Separate bathroom & shower room
- Open plan kitchen / diner
- Lounge with multi fuel stove
- Ample parking & single garage
- Landscaped garden



### Entrance hall

Part double glazed front door with full height PVCu double glazed side panel opening to entrance hall with tiled flooring, radiator, stairs to first floor. Doors to:

### Reception room

22' 9" x 20' 4" (6.93m x 6.21m)

L-shaped room comprising of a breakfast area with PVCu double glazed window to the rear, laminate wood flooring, breakfast bar with opening to kitchen, radiator. Open plan to lounge area with PVCu double glazed window to the front, radiator, inset multi-fuel stove in tiled surround, large Aluminum double glazed sliding patio door opening to covered seating area.

### Kitchen / diner

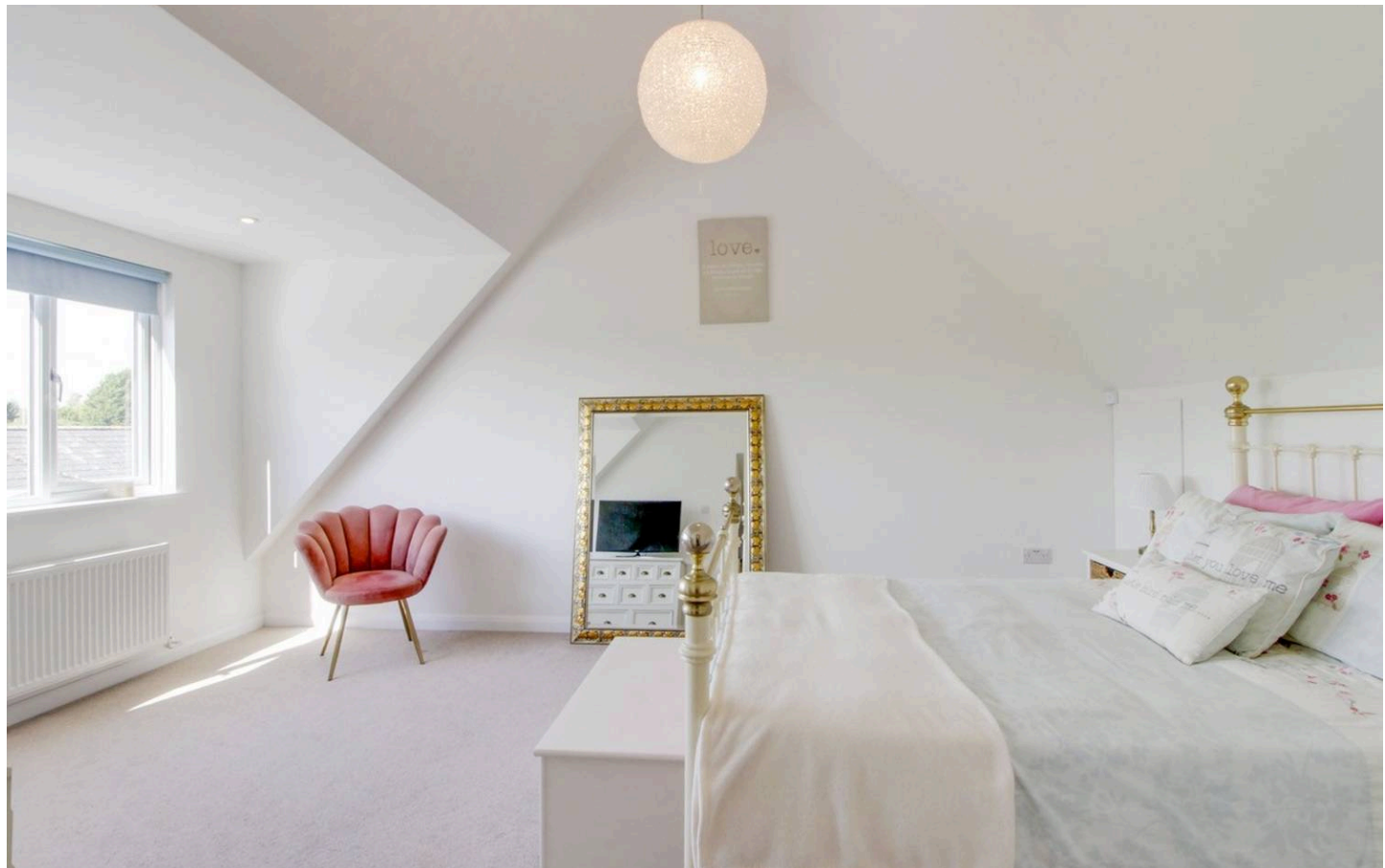
23' 5" x 22' 6" (7.15m x 6.86m)

L-shaped room comprising of a kitchen area with multi-fuel stove, handle less base and eye level units with contrasting granite work top over, stainless steel sink with mixer tap, Range style cooker with extractor hood over, space for American style fridge freezer. Tiled flooring through to dining area with radiator and PVCu double glazed French doors to rear garden. Door to:

### Utility room & WC

11' 3" x 6' 0" (3.43m x 1.83m)

Fitted with base and eye level units, space and plumbing for washing machine and tumble drier, stainless steel sink, radiator. Fitted WC, plenty of potential to reconfigure to create a ground floor shower room. Courtesy door to integral garage.



#### **Bedroom 4 / study**

11' 1" x 9' 3" (3.38m x 2.83m)

Currently used as a study, offering a variety of other uses such as a fourth bedroom or play room. PVCu double glazed window to the front, radiator, laminate wood flooring.

#### **First floor landing**

Access to loft, built in store cupboard. Doors to:

#### **Bedroom 1**

16' 2" x 11' 5" (4.93m x 3.49m)

Spacious master bedroom with vaulted ceiling and countryside views, PVCu double glazed window, radiator, wall mounted air conditioning unit.

#### **Shower room**

10' 11" x 4' 2" (3.34m x 1.27m)

Perfectly located to serve the master bedroom is this modern shower room comprising of a tiled walk in shower with rain head and hand held attachment, sink, WC and heated towel rail.

#### **Bedroom 2**

13' 10" x 11' 7" (4.21m x 3.54m)

Another spacious bedroom benefitting from countryside views and a wall of fitted wardrobes, PVCu double glazed window, radiator, wall mounted air conditioning unit.

#### **Bedroom 3**

8' 6" x 8' 4" (2.58m x 2.53m)

PVCu double glazed window to the rear, radiator, fitted double wardrobe.

#### **Bathroom**

7' 11" x 5' 0" (2.41m x 1.52m)

Fully tiled bathroom comprising of a freestanding slipper bath, sink and WC. Heated towel rail, PVCu double glazed window to the rear.

#### **Outside**

There is a gated driveway to the front of the property providing off-road parking for multiple vehicles. There is side gated access to the beautifully landscaped rear garden with a covered seating area and generous patio, apple and plum trees, a well kept lawn and mature borders with a pergola and countryside views. There is a well built summer house with power and light connected, an ornate pond to the front and a greenhouse to the rear with automatic opening roof windows.

#### **Garage**

15' 3" x 11' 4" (4.64m x 3.46m)

With electric roller door to the front, power and light connected, oil fired central heating boiler. Plastered and painted walls, painted floor, plenty of potential for simple to conversion to additional living space.

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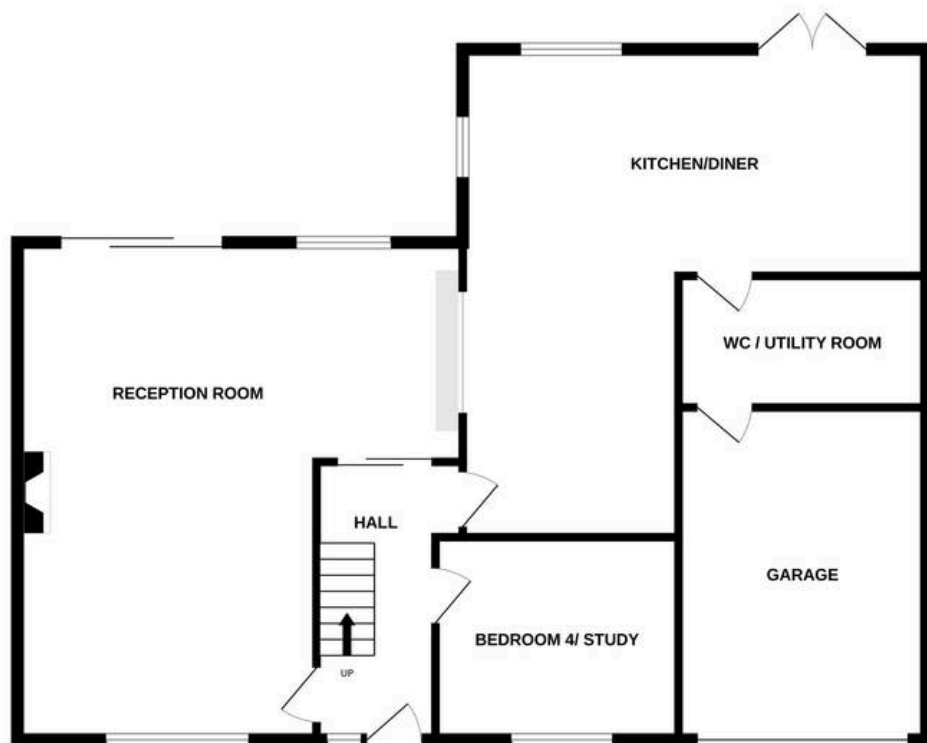
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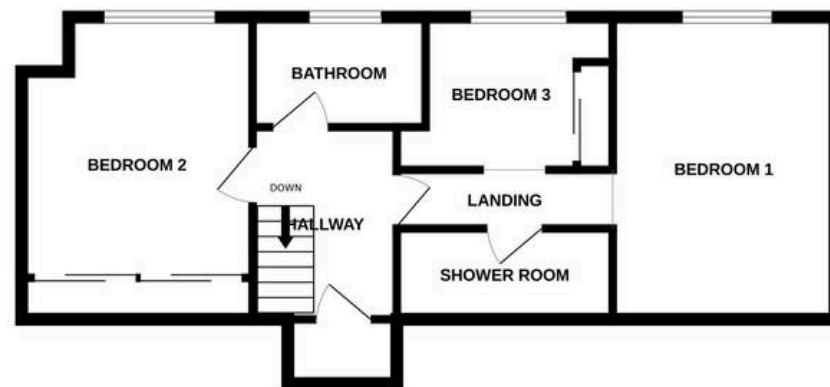
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GROUND FLOOR



1ST FLOOR



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