



Rycroft Avenue, Deeping St. James, Peterborough  
**£285,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached Home
- Downstairs Cloakroom
- 4 Bedrooms
- No Onward Chain
- Enclosed Garden

## Accommodation Includes

Entrance porch with sliding door to front door

Front door leading to hallway with stairs to first floor, radiator and under stairs storage.

Door leading to:

Lounge/Dining Room

6.88m x 3.22m max (22'7" x 10'6" max). Window to front elevation, 2 radiators, sliding patio doors from dining area to rear garden. Serving hatch to kitchen.



#### Kitchen:

3.44m x 2.47m (11'3" x 8'1"). Range of base and wall units, gas cooker and under counter fridge, sink with mixer tap, window to rear elevation, radiator, door to:

#### Utility Room:

2.24m x 2.75m max (7'4" x 9' max). Door to rear garden and window to rear elevation, space for washing machine and tumble dryer, boiler, door to downstairs wc and wash hand basin, door to garage.

Stairs to first floor and landing and airing cupboard.

#### Bedroom 1:

3.24m x 3.32m (10'7" x 10'10"). Loft access with window to front elevation and radiator.

#### Bedroom 2:

3.51m x 3.24m max (11'6" x 10'7" max). Radiator with window to rear elevation, built in wardrobes.

#### Bedroom 3:

4.35m max x 2.81m max (14'3" max x 9'2" max). Two windows to front elevation, radiator with door to en-suite shower room, wc and wash hand basin.





**Ground Floor**



**First Floor**

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**Bedroom 4:**  
2.64m max x 2.27m (8'8" max x 7'5"). Window to rear elevation and radiator.

**Bathroom:**

Comprising of walkin shower with shower curtain, wc and wash hand basin and heated towel rail, window to rear elevation.

**Outside:**

Enclosed rear garden with patio from back door and patio doors laid to lawn, timber fencing. To the front of the home is a concrete driveway with small lawn area leading to up and over garage door with lighting.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,  
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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