



Newton Fallowell Market Deeping £365,000

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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9 Deene Close

Market Deeping, Peterborough

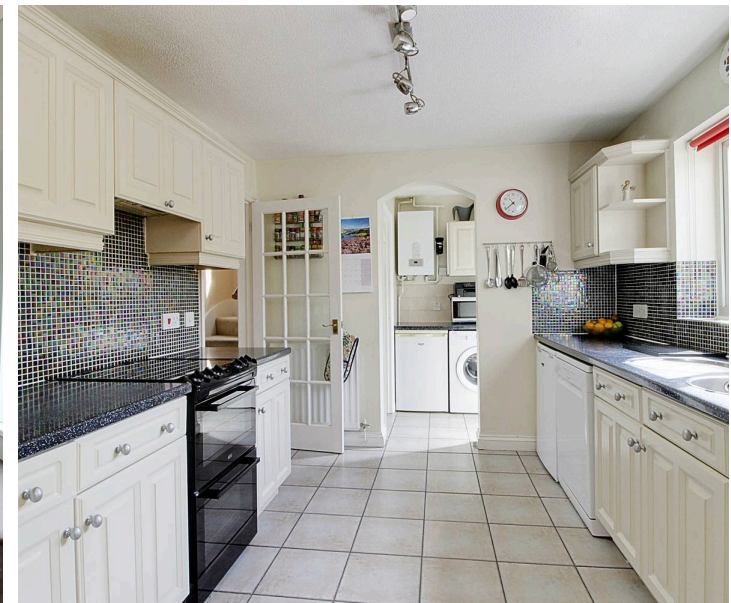
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- ONWARD CHAIN IN PLACE
- Four bedroom detached house
- Lounge
- Dining room
- Conservatory
- Utility room & WC
- En-suite to master bedroom
- Double garage
- Viewing essential



Porch

Half brick and PVCu double glazed construction with PVCu double glazed French doors to the front. Internal part glazed door to:

Entrance Hall

Stairs to first floor, tiled flooring, radiator. Doors to:

WC

Fitted with a two piece suite comprising of a low level WC and wash basin. Tiled flooring, radiator, PVCu double glazed window to the side.

Living Room

16' 2" x 10' 4" (4.94m x 3.15m)

PVCu double bay window to the front, additional PVCu double glazed window to the front, gas fireplace in ornate surround, radiator. Internal glazed door to:

Dining Room

9' 4" x 9' 3" (2.84m x 2.82m)

PVCu double glazed sliding doors to the conservatory, radiator. Opening to:

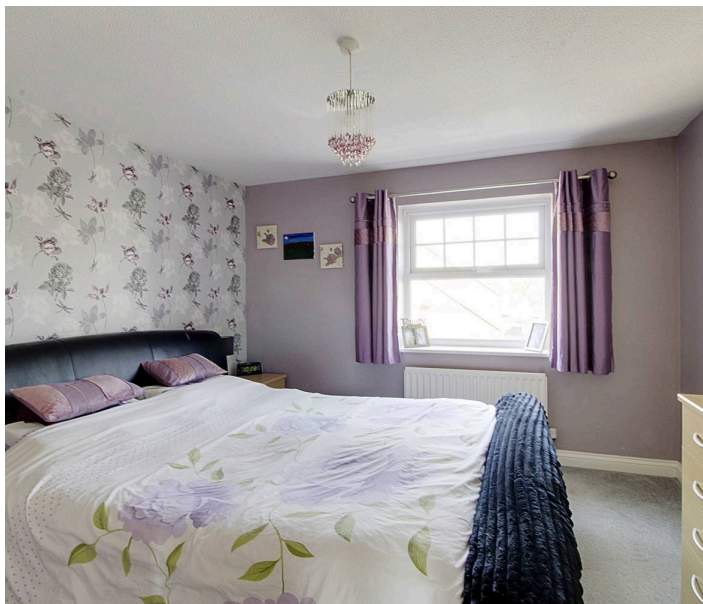
Kitchen

9' 10" x 9' 4" (2.99m x 2.84m)

Fitted with a range of base and eye level units with worktop over, 1 1/2 bowl stainless steel sink with mixer tap. Space and plumbing for dishwasher, space for under counter fridge, freestanding cooker with extractor hood over. Tiled flooring, radiator, PVCu double glazed window to the rear. Opening to:

Utility Room

Fitted with base and eye level units with worktop over, wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer. Opening to understairs storage area, PVCu double glazed door to garden.



Conservatory

12' 4" x 9' 10" (3.77m x 3.00m)

Half brick and PVCu double glazed construction with PVCu double glazed French doors opening to rear garden, polycarbonate roof, radiator.

Landing

PVCu double glazed window to the side, access to loft, airing cupboard. Doors to:

Bedroom One

11' 2" x 10' 6" (3.41m x 3.21m)

PVCu double glazed window to the front, radiator. Door to:

En-Suite

Fitted with a three piece suite comprising of a fully tiled shower cubicle, vanity unit housing WC and wash basin. Heated towel rail, extractor fan, PVCu double glazed window to the side.

Bedroom Two

10' 6" x 9' 3" (3.21m x 2.82m)

PVCu double glazed window to the front, radiator.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.56m)

PVCu double glazed window to the rear, radiator.

Bedroom Four

9' 5" x 6' 2" (2.86m x 1.89m)

PVCu double glazed window to the rear, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, low level WC and sink with base cupboard under. Radiator, extractor fan, PVCu double glazed window to the rear.

Outside

To the front of the property there is a gravel driveway providing parking in front of the double garage. The rear garden is mainly laid to lawn with a decked seating area and mature borders. The garden enjoys a high degree of privacy and benefits from gated access to the rear.

Double Garage

With twin up and over doors, power and light connected, eaves storage space, pedestrian door to rear garden.

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

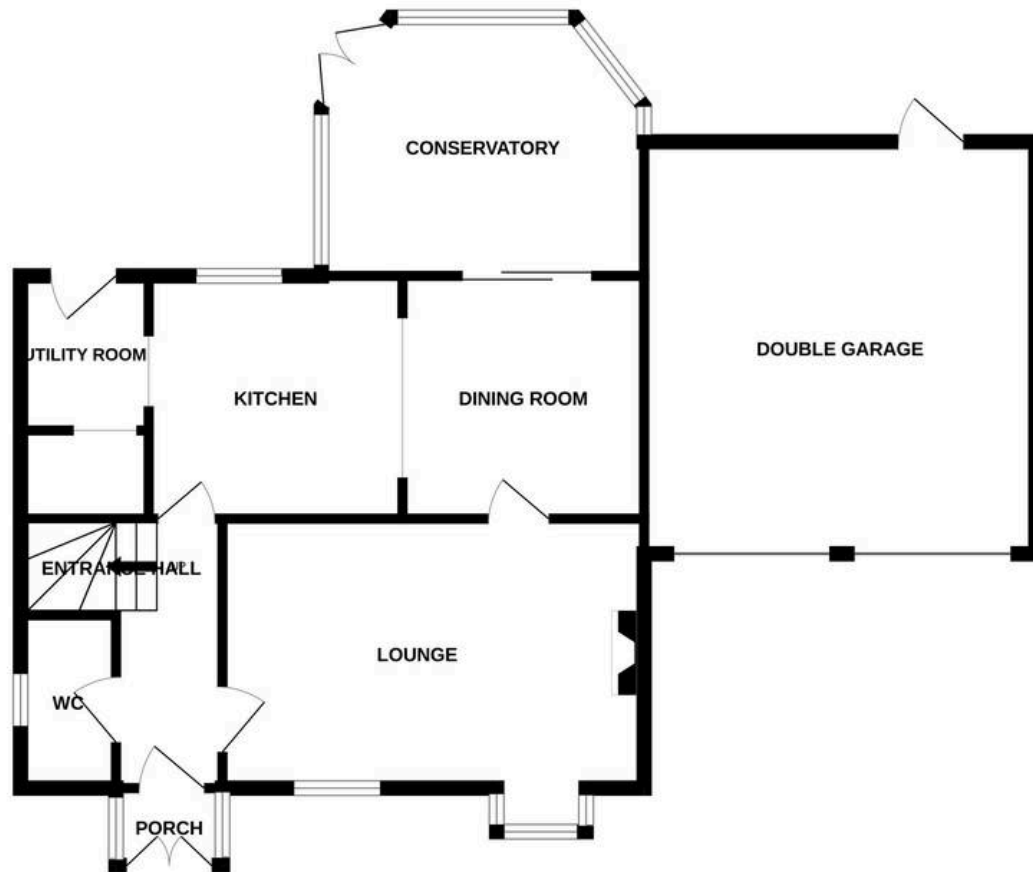
Anti-Money Laundering Requirements

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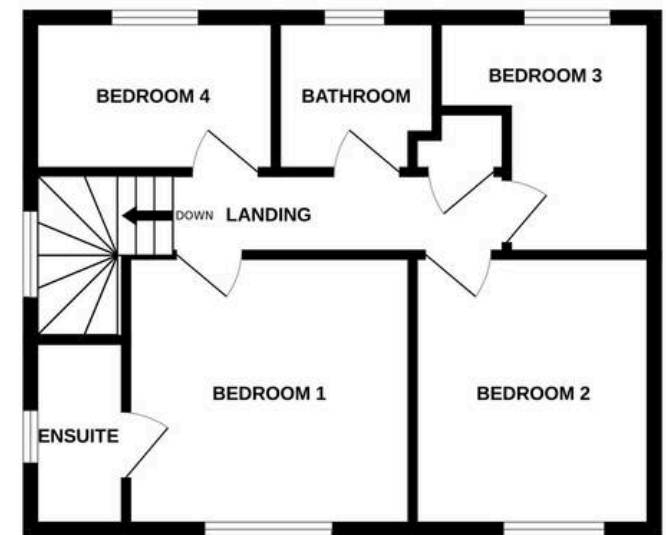
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GROUND FLOOR



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.
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