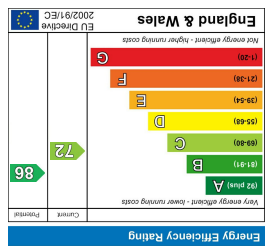


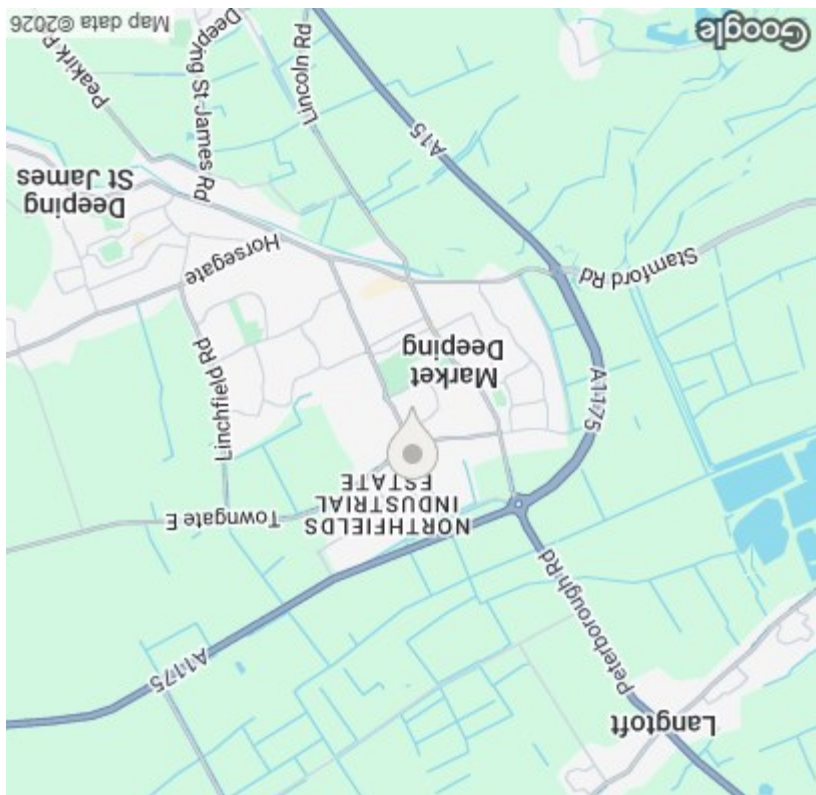
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing 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.

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.

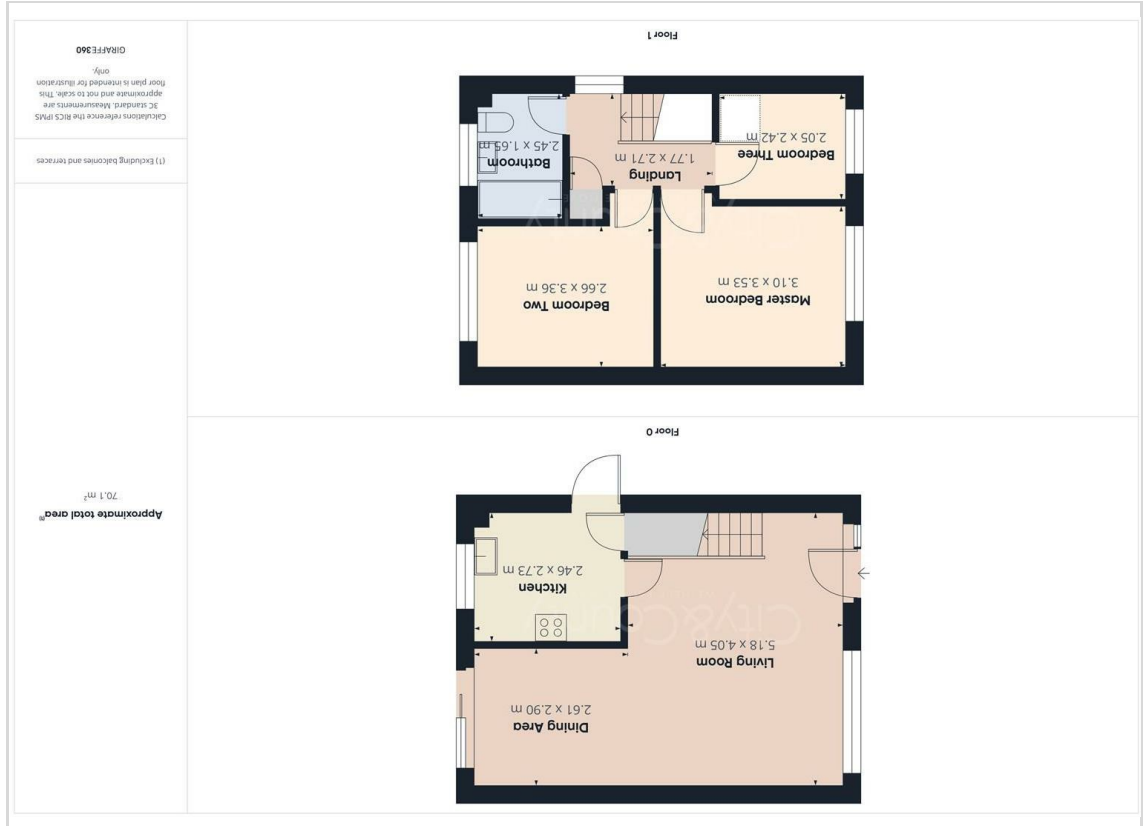
Viewing



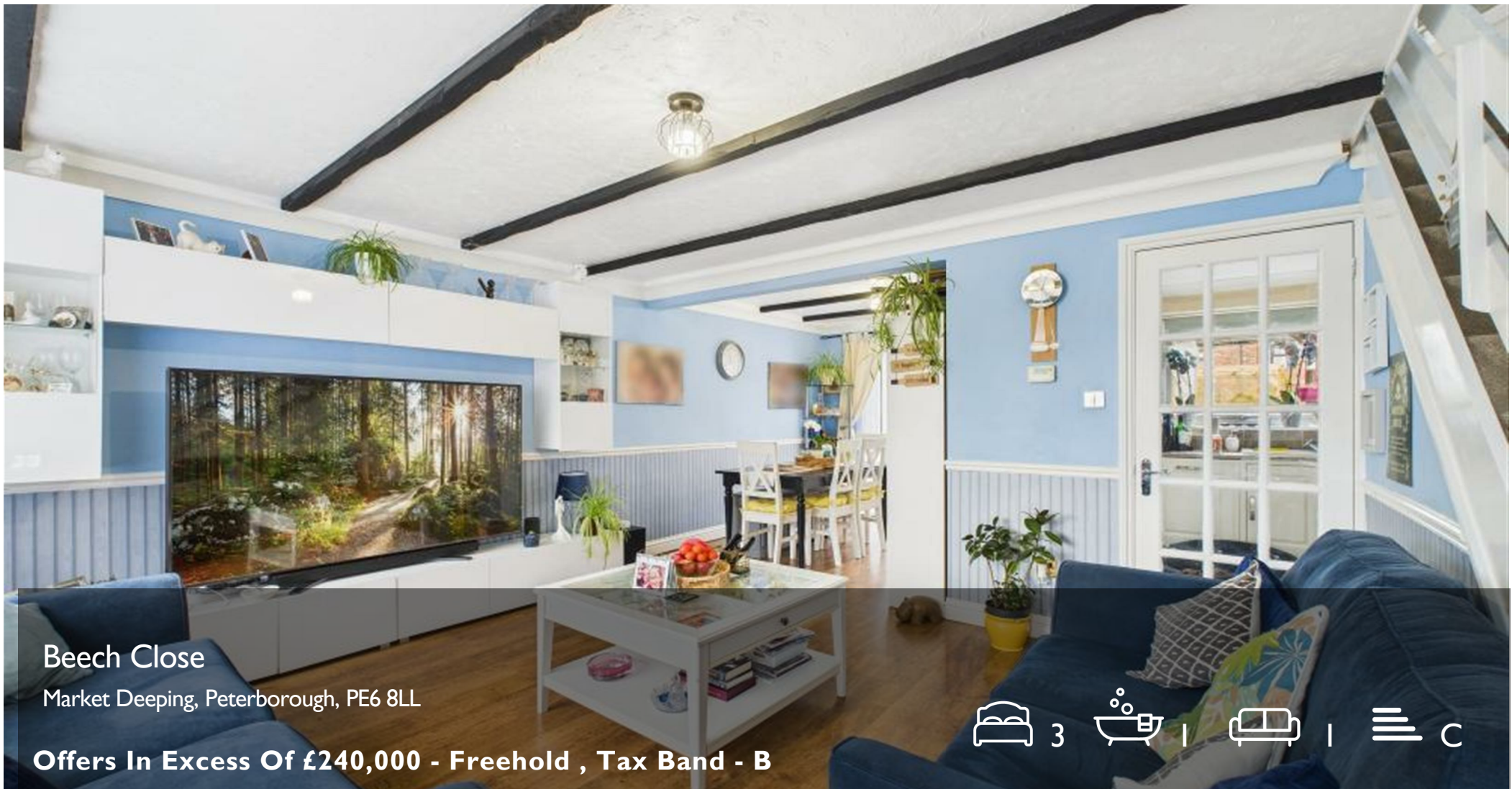
Energy Efficiency Graph



Area Map



Floor Plan



Beech Close
Market Deeping, Peterborough, PE6 8LL

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



Beech Close

Market Deeping, Peterborough, PE6 8LL

Set at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers spacious family living with a 23' lounge/dining room and a modern kitchen. A gravelled driveway leads to a large single garage with power and lighting, while the generous rear garden features a lawn, patio, timber workshop, and large decked area. With recently fitted windows and doors, this is an ideal home for a growing family—close to a large park and within easy reach of the local primary school.

Tucked away at the end of a quiet cul-de-sac, this much-improved three-bedroom semi-detached home offers a wonderful combination of space, comfort, and modern convenience. The property features a spacious 23-foot lounge and dining room—ideal for family living and entertaining—and a stylish, modern kitchen fitted with contemporary units and ample workspace.

To the front, a gravelled driveway provides generous off-road parking and leads to a large single garage complete with power and lighting, perfect for storage or workshop use. The good-sized rear garden is a true highlight of the home, mainly laid to lawn and thoughtfully designed with a patio area, paved pathways, a timber workshop, and a large decked seating area—ideal for relaxing or hosting summer gatherings. Recent improvements include newly fitted windows and doors, adding to the home's comfort and energy efficiency. Perfect for a growing family, this inviting property enjoys a convenient position close to a large park and within easy reach of a local primary school. Combining a modern interior with excellent outdoor space and a peaceful location, this home is ready to move straight into.

Living Room
5.18 x 4.05 (16'11" x 13'3")

Dining Area
2.61 x 2.90 (8'6" x 9'6")

Kitchen
2.46 x 2.73 (8'0" x 8'11")

Landing
1.77 x 2.71 (5'9" x 8'10")

Master Bedroom
3.10 x 3.53 (10'2" x 11'6")

Bedroom Two
2.66 x 3.36 (8'8" x 11'0")

Bathroom
2.45 x 1.65 (8'0" x 5'4")

Bedroom Three
2.05 x 2.42 (6'8" x 7'11")

EPC - C
72/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
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: 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: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 2000Mbps
Mobile Coverage: EE - Great, O2 -Great, Three - Great, Vodafone - Excellent

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.

