



Newton Fallowell Market Deeping £575,000

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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www.newtonfallowell.co.uk/market-deeping-estate-agents/



15 Frognall

Deeping St. James, Peterborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

- NO ONWARD CHAIN
- Four bedroom detached house
- Extended and refurbished throughout
- Beautiful kitchen family room
- Finished to a high standard
- En-suite to master bedroom
- Ample off road parking
- Generous rear garden



Entrance Hall

Study

13' 4" x 7' 4" (4.06m x 2.23m)

Lounge

15' 0" x 12' 4" (4.56m x 3.76m)

Kitchen Area

18' 11" x 11' 2" (5.76m x 3.40m)

Family & Dining

26' 11" x 18' 1" (8.20m x 5.51m)

Utility Room

9' 9" x 5' 4" (2.97m x 1.62m)

Side Lobby

WC

First Floor Landing

Bedroom 1

16' 3" x 10' 8" (4.96m x 3.26m)

En-suite

Bedroom 2

15' 3" x 10' 11" (4.65m x 3.32m)

Bedroom 3

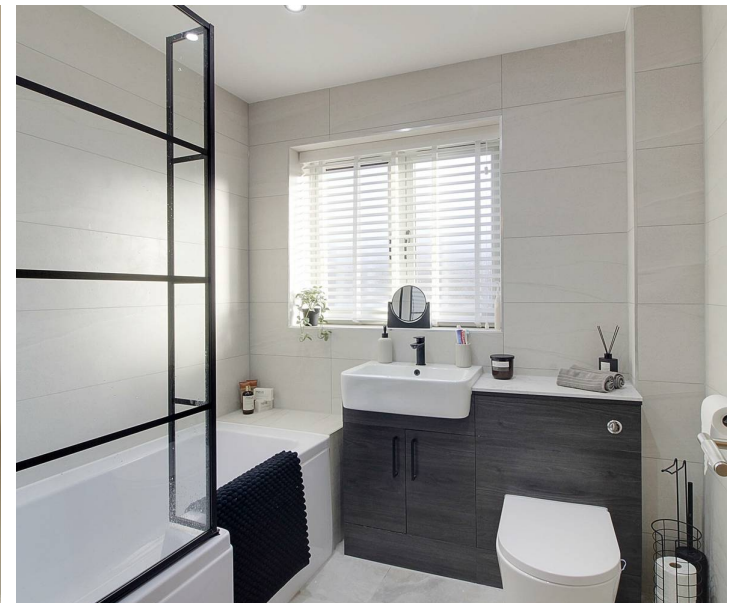
11' 4" x 10' 11" (3.46m x 3.34m)

Bedroom 4

11' 0" x 7' 9" (3.36m x 2.35m)

Bathroom

7' 3" x 6' 7" (2.20m x 2.00m)



Heating system

The property benefits from a new external oil boiler and new oil tank.

You can include any text here. The text can be modified upon generating your brochure.

Outside

The property benefits from ample off road parking to the front and generous rear garden with a patio seating area and timber built storage shed.

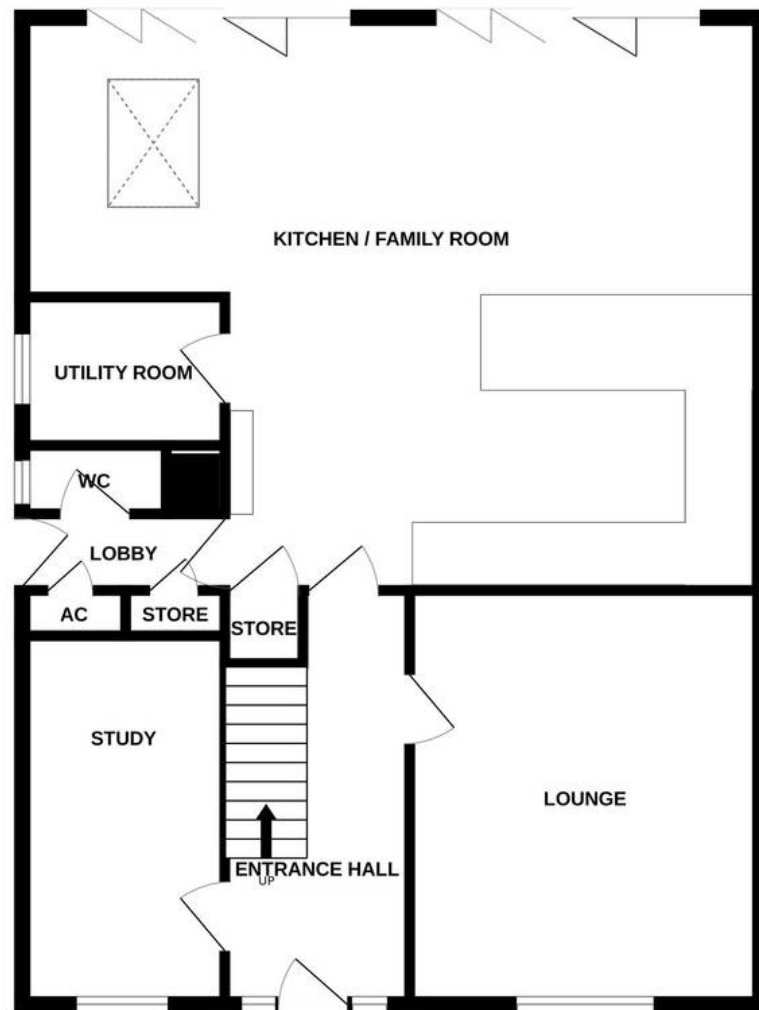
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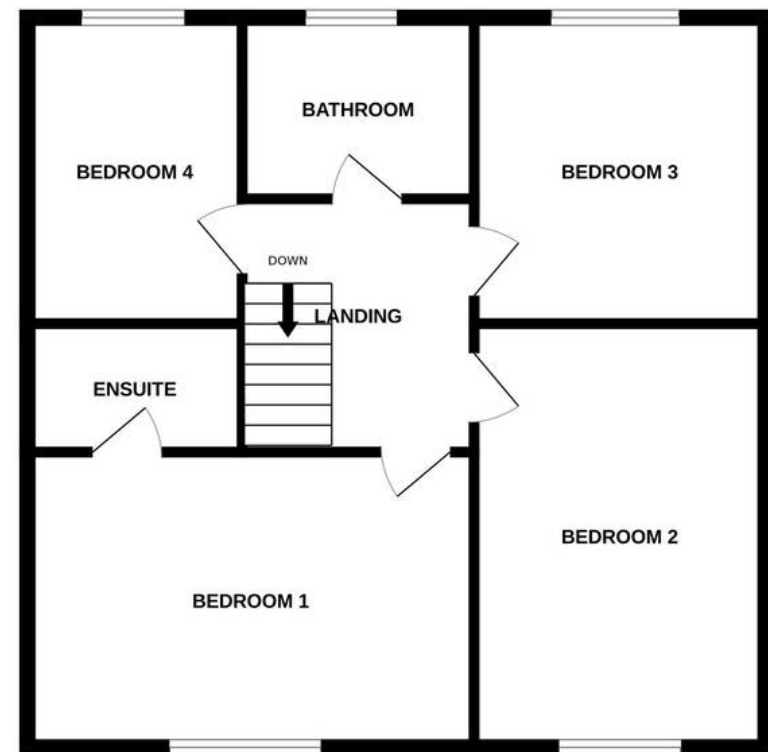
Anti-Money Laundering Requirements

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 you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable.

GROUND FLOOR



1ST FLOOR





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