



## The Row

West Deeping, Peterborough, PE6 9HT

**Price Guide £200,000**

Richardson



# The Row

West Deeping, Peterborough, PE6 9HT



A lovely quaint stone cottage under a tiled roof in a tucked away position within this small village, with its thriving and well regarded Public House, the Red Lion. The cottage is ideal for downsizers that want a lock up and go, but want character and parking, or it is an ideal buy for couples or singles. The property is well maintained and overall has an impressive living room with a recently fitted wood burning stove within an attractive stone fireplace making a lovely cosy room in the winter months. The kitchen breakfast has storage units and work surface areas with small breakfast area. Deep siled window overlooking the rear garden, plumbing and space for a washing machine and space for a fridge freezer. A doorway gives access to the rear garden. To the first floor, there is a 3 piece bathroom with angled ceiling restricting head height, which is also in the small second bedroom/study with built in cabin bed. The principal bedroom has a built in wardrobe/storage and a shower. The property has gas central heating. To the rear is an enclosed good sized rear garden with patio area leading onto lawns with a brick built shed/storage and outside WC. The property has an allocated parking space and is offered with NO CHAIN.

## Living room

14'4" max x 13'1" (4.39m max x 3.99m)

## Kitchen

14'2" max x 6'9" (4.34m max x 2.06m)

## First floor landing

## Bedroom

13'5" max x 10'2" max (4.11m max x 3.12m max)

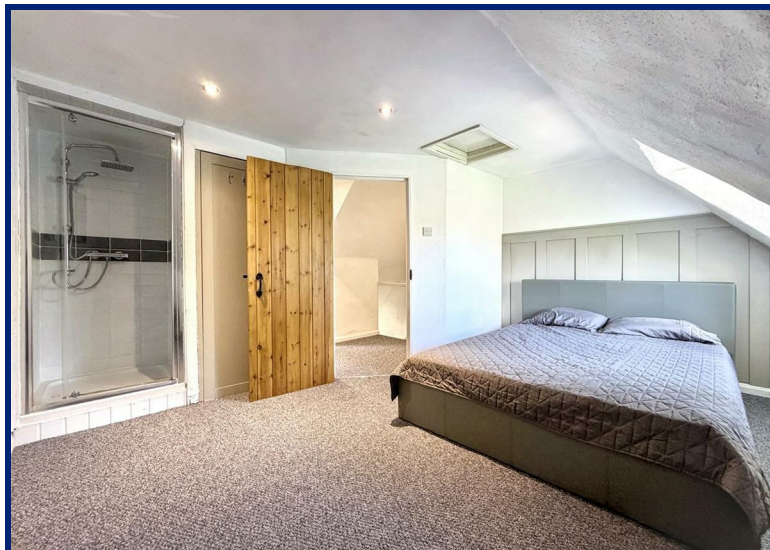
## Bedroom/Box room

8'11" max x 7'1" max - restricted head height (2.74m max x 2.16m max - restricted head height)

## Bathroom

6'9" max x 5'1" max restricted head height (2.06m max x 1.57m max restricted head height )





### External details

An attractive row of what were originally farm workers' cottages, the property is positioned towards the end of a no through road and has right of way to the front of The Row. A private enclosed rear garden offers generous outdoor space with patio area and lawns as well as useful out building. The allocated parking is for a single vehicle and is accessed to the rear and side of The Row which is a designated area for parking for the cottages.

### Agent Notes

The property is in a conservation area.

### Tenure

Freehold

### Services

All mains services are connected. Central heating by combi boiler.

### Council Tax

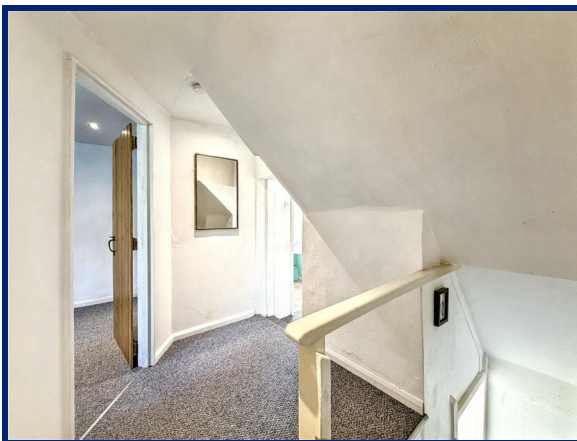
South Kesteven District Council Tax Band A

### Communications

According to Ofcom: Superfast Broadband is available  
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

### Viewing

Telephone appointment with Richardson.  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)





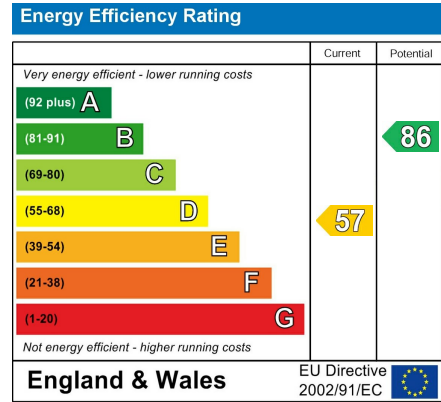
Floor Plan



Area Map



Energy Efficiency Graph



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