

for sale

Guide price £250,000 - £260,000



Brewton Drive Deeping St. James Peterborough PE6 8GR

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A really lovely, three bedroom semi detached home with a fabulous interior. Perfect for family living in a prime residential location. Call today to book your viewing 01733 579412



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Entrance Hall

Half glazed patterned double glazed door into the main entrance. Radiator, staircase to the first floor landing, smooth ceiling and doors off onto the kitchen/diner, lounge and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, extractor, smooth ceiling and Georgian style patterned UPVC double glazed window to the front.

Kitchen / Diner

15' 7" x 9' 1" (4.75m x 2.77m)

Comprising a range of matching wall and base level white gloss units, worktops, splashbacks and a single drainer sink with mixer tap over. Built in oven, grill and four ring gas hob with stainless steel splashback and extractor. Integral fridge freezer, washing machine and dishwasher. Double radiator, gas boiler (concealed behind a wall unit), smooth ceiling and Georgian style UPVC double glazed window to the front.

Lounge

16' 3" x 10' 5" plus door recess (4.95m x 3.17m plus door recess)

Double radiator, three TV points, telephone and network points, door into understairs storage cupboard, smooth ceiling Georgian style UPVC double glazed windows and UPVC French doors into the rear garden.



First Floor Landing

Radiator, smooth ceiling with loft access and mains fed smoke alarm. Doors off onto bedrooms and bathroom.

Master Bedroom

14' 5" inc en-suite x 9' (4.39m inc en-suite x 2.74m)

Radiator, TV point, smooth ceiling, Recess which could be used for fitted wardrobe. Georgian style UPVC double glazed window to the rear and door into the en-suite.

En-Suite

Comprising a three piece suite to include and over sized shower with sliding doors and a mains fed shower, a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator and smooth ceiling with extractor.

Bedroom Two

9' 5" plus recess x 9' 1" (2.87m plus recess x 2.77m)

Radiator, recess which could be used for a fitted wardrobe, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

10' 5" max x 6' 11" (3.17m max x 2.11m)

Radiator, recess which could be used for a fitted wardrobe, smooth ceiling and Georgian style UPVC double glazed window to the rear.

Family Bathroom

Comprising of a three piece suite to include a bath with mixer tap and shower attachment with a mains fed shower over plus a shower screen, a wash hand basin with mixer tap over and tiled splashbacks, WC with dual flush. Radiator, smooth ceiling with extractor and patterned Georgian style UPVC double glazed window to the front.

Outside

To the front of the property is a mature and established front garden. A paved path leads to the front door with storm canopy porch and outside light.

The rear garden is laid to lawn with a paved patio area. A paved path leads to the rear of the garden where there is gated access to the driveway. The garden is surrounded by a timber built fence. Outside tap.

The block paved driveway provides off road parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305641 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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