



Newton Fallowell Market Deeping £265,000 Offers Over

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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18 Thetford Avenue

Baston, Peterborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- Desirable Village location
- Double width plot
- Studio & Garage
- Lounge with multi fuel stove
- Separate dining room
- Potential to extend
- Gas central heating
- Viewing essential



Entrance

PVCu part double glazed door opening to hall with stairs to first floor, radiator. Door to:

Lounge

14' 1" x 13' 5" (4.29m x 4.08m)

PVCu double glazed window to the front, chimney breast with exposed brickwork and multi fuel stove, coving to ceiling, under stair recess, herringbone laminate wood flooring. Door to:

Dining room

12' 10" x 8' 4" (3.91m x 2.54m)

Coving to ceiling, radiator, herringbone laminate wood flooring continued from lounge. Opening to Kitchen. Door to Cloakroom.

WC

Fitted with a two piece suite comprising of a low level WC and wash hand basin. Wall mounted gas central heating boiler.

Kitchen breakfast room

17' 1" x 9' 4" (5.20m x 2.84m)

Fitted with a range of base and eye level units with worktop space over, butler style sink with mixer tap, space for washing machine and dishwasher, range style cooker with extractor hood over, breakfast bar. Tiled flooring, Velux windows, PVCu double glazed French doors to garden and door to Conservatory.

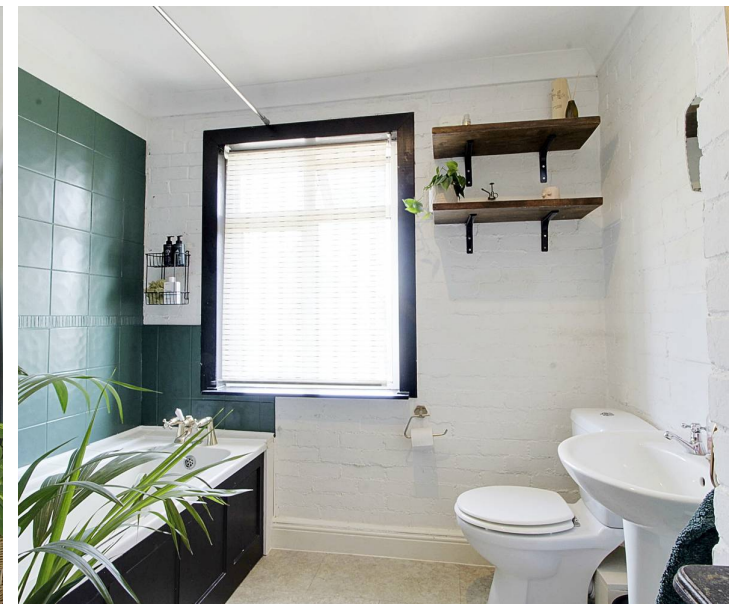
Conservatory

12' 10" x 6' 3" (3.91m x 1.90m)

PVCu double glazed construction with door to garden, power points, cold water tap.

First floor landing

Doors to:



Bedroom 1

13' 4" x 10' 1" (4.06m x 3.07m)

PVCu double glazed window to the front, over stairs storage cupboard, radiator.

Bedroom 2

9' 6" x 8' 0" (2.89m x 2.43m)

PVCu double glazed window to the rear, radiator.

Bathroom

Spacious family bathroom comprising of a bath with shower over, WC and wash hand basin. Space and plumbing for a separate shower cubicle, radiator. Built in storage cupboard, PVCu double glazed window to rear.

Outside

The property is situated on a double width plot with a gated driveway to the side, there is ample room for a caravan or multiple vehicles. There is a brick built outbuilding providing storage and a Double Garage being used as follows:

Double garage

The garage has been separated as detailed below by an internal stud wall and it would be a simple conversion to revert back to use as a double garage:

Studio / office

14' 11" x 8' 11" (4.55m x 2.72m)

With plastered walls and ceiling, power and light connected. Pedestrian door to the side and PVCu double glazed window to the side.

Garage

14' 11" x 8' 11" (4.55m x 2.72m)

With up and over door, eaves storage space, power and light connected. Pedestrian door to the side and PVCu double glazed window to the side

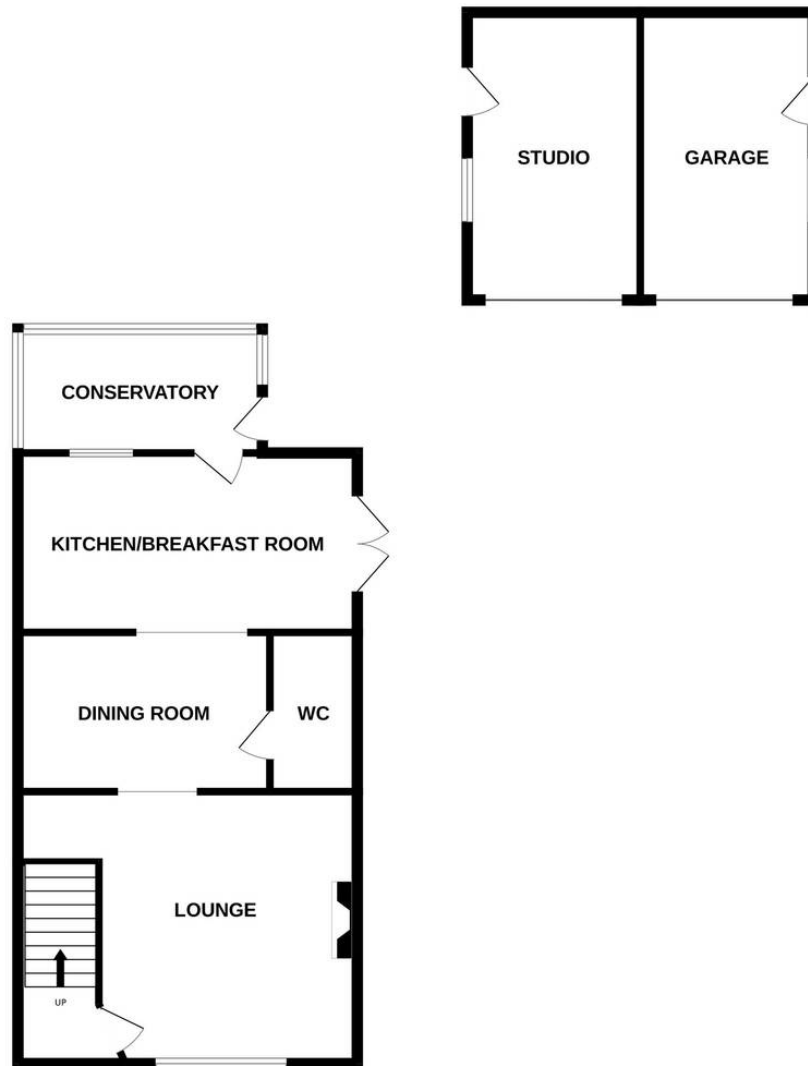
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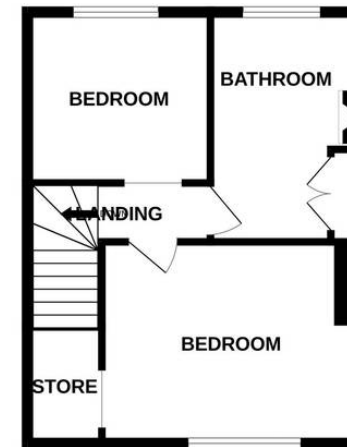
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GROUND FLOOR



FIRST FLOOR





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