



**Connells**

Park Road  
Deeping St. James Peterborough



## Property Description

### EXCELLENCE COMES AS STANDARD

This is a prime opportunity to secure a beautiful Three Bedroom Detached Family Home situated in the popular village of Deeping St James, this well-presented home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming lounge/diner, providing an excellent space for both relaxing and entertaining, along with a generous kitchen/breakfast room with the benefit of built in appliances. A useful utility room/ cloakroom adds further practicality to the home. To the first floor are three well-proportioned bedrooms, all served by a four piece family bathroom.

Externally, the property benefits from a double garage and a driveway providing ample off-road parking. Attractive gardens to both the front and rear offer pleasant outdoor spaces to enjoy throughout the year.

Conveniently located close to local amenities, schools and transport links, this delightful, detached home presents an excellent opportunity for families and those seeking village living. Viewing is highly recommended to appreciate all that this property has to offer.

## Entrance Hall

Half glazed patterned UPVC door with matching UPVC window to one side into the entrance hall. Slimline radiator, laminate flooring, patterned UPVC window to side, smooth ceiling with recess lighting and mains fed smoke alarm. Staircase to first floor landing and a fully glazed door into the lounge/diner.

## Lounge/Diner

Two Slimline wall mounted radiators, flooring continuous from the entrance hall, feature fireplace with solid Oak mantle, feature panel wall with concealed understairs storage cupboard, smooth ceiling with recess lighting, twin aspect UPVC double glazed windows to front and side (two) and a fully glazed door through to the kitchen/ breakfast room.

## Kitchen/Breakfast Room

Comprising a range of matching wall and base level shaker style units, Oak worktops and a Belfast sink with cottage style mixer tap over and tiled splashbacks. Built in oven, grill and five ring gas hob with tiled splashback and stainless steel extractor. Integral fridge freezer and dishwasher with space for an American style fridge freezer, ceramic tiled flooring, Slimline radiator, coving to ceiling with recess lighting and mains fed smoke alarm. tri aspect UPVC windows to side and rear and UPVC French doors into the rear garden. Door through to utility.

## Utility/Cloakroom

Comprising of wall and base level units with worktops, ceramic tiled flooring, plumbing for washing machine, gas boiler (servicing the hot water and central heating system), WC with dual flush which is set within a vanity unit, Slimline radiator, extractor, textured ceiling with recess lighting and a patterned UPVC window to the side.

## First Floor Landing

Slimline radiator, bespoke bannister with glass panels, smooth ceiling with recess lighting, mains fed smoke alarm and loft access. UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Bedroom One

Slimline radiator, range of fitted wardrobes (three are mirror fronted), smooth ceiling with recess lighting and twin aspect UPVC windows to front and side.

## Bedroom Two

Slimline radiator, smooth ceiling with recess lighting and UPVC double glazed window to the side.

## Bedroom Three

Slimline radiator, door into fitted wardrobe, smooth ceiling with recess lighting and UPVC double glazed window to the side.

## Bathroom

Being fully tiled and comprising of a four piece suite to include a freestanding bath with waterfall effect mixer tap over, wash hand basin with waterfall effect mixer tap and set within a vanity unit and WC with concealed cistern and dual flush. Shower cubicle with mains fed shower, rainfall head and detachable hose. Heated towel rail, smooth ceiling with recess lighting and extractor, patterned UPVC window to the side.

## Outside

To the front of the property the garden is laid to lawn with mature and planted side borders. An extensive concrete driveway provides off road parking for several vehicles which in turn leads to gated access to the detached double garage.

To the rear is an extensive paved ornamental rear garden with raised sleeper planted side borders. Outside light, outside tap, the garden is surrounded by a timber built fence.

## Double Garage

Fitted with electric roller shutter door, powered and lighting connected. Recently installed courtesy door and fibre glass roof.

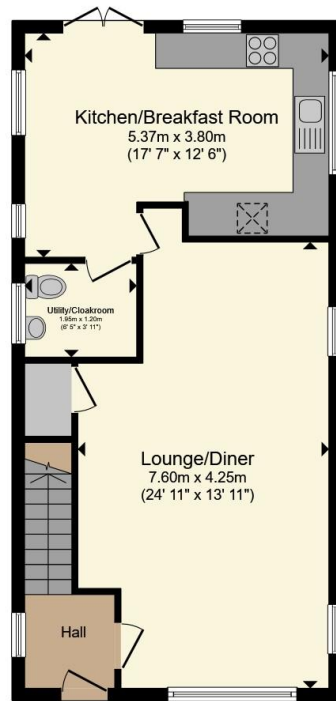
## Agents Note

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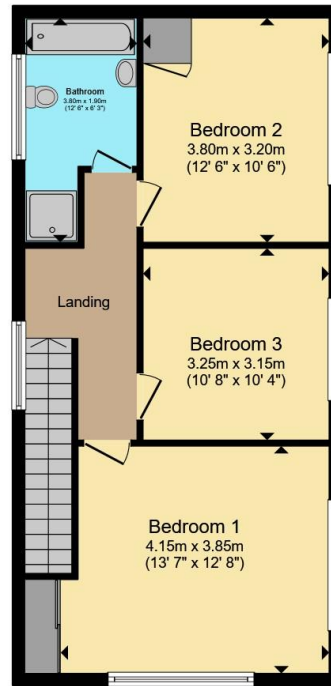




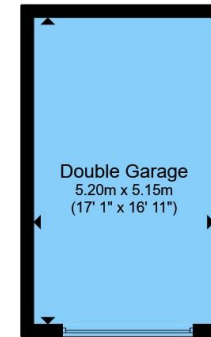




**Ground Floor**



**First Floor**



**Garage**

Total floor area 130.3 m<sup>2</sup> (1,402 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
PETERBOROUGH PE4 6NA

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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