



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Burchnall Close, Deeping St. James**

Peterborough, PE6 8TG

**Guide Price £425,000**



## SUMMARY

- Well Appointed Four Bedroom Detached Extended Family Home
- Entrance Hall with, WC & Boot Room. Accommodation extending to over 1850SQFT
- Four Reception Spaces- Including Lounge with Vaulted Ceilings
- Reception Rooms include; Lounge, Dining Area, Study, Snug/Second Sitting room
- Kitchen Breakfast Room with Range Cooker , Separate Utility Room
- Main Bedroom with Vaulted Ceilings and En-suite Shower Room.
- Three Further Bedrooms Including Second Bedroom with Dressing Room







\*\*\*GUIDE PRICE £425,000/£435,000\*\*\*Nest Estates are pleased to bring to the market this well proportioned, much extended family home. The property benefits from a scheme of single and two storey extensions over the years. This Four Bedroom/Four reception detached property offers much more space/rooms than you might first expect with accommodation extending to over 1850SQFT! with two rooms having feature vaulted ceilings an early viewing is essential to appreciate the space, standard and location on offer. The ground floor accommodation briefly comprises entrance hall, WC, boot room, dining area, lounge with vaulted ceilings, kitchen breakfast room, second sitting room/snug, and a study. The first floor offers a landing space, family bathroom, airing cupboard, main bedroom with vaulted ceiling, ensuite shower room, a second double bedroom with its own dressing room, third double bedroom with built in wardrobes, and a further single bedroom. Outside the property offers a generous rear landscaped garden, side access, a detached single garage and off road parking for multiple cars. Given the amount of reception rooms downstairs we also feel the property could potentially suit an extra bedroom and bathroom downstairs if required. Deeping St James is immediately adjacent to Market Deeping, a picturesque market town situated on the north bank of the River Welland. Amenities include two supermarkets, a thriving high street with independent retailers, tea shops, public houses and hotels. Excellent schools - both primary and secondary - numerous leisure activities, sports and social clubs along with it's great location, are just some of the many factors that make 'The Deepings' a desirable area to live... The popular historic market town of Stamford lies 8 miles to the south west and the Cathedral City of Peterborough is approximately 10 miles to the south with a high speed rail link to London Kings Cross and a publicised journey time of less than 50 minutes; ideal for the commuter.





Tenure: Freehold

EPC Rating: Pending

Council Tax Band: C

Local Authority:

Services: Mains, Gas/electric/water/drainage

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Total area: approx. 173.6 sq. metres (1868.2 sq. feet)