





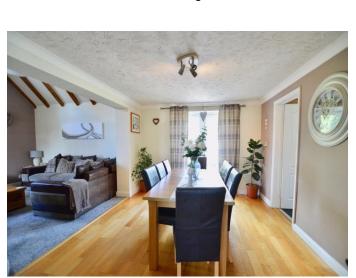
Burchnall Close, Deeping St. James

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/£435.000Nest 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

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



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





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