



Manor Way, Deeping St. James, Peterborough
£360,000 **Freehold**

**Sharman
Quinney**

Key Features



- Large Open Plan Living Room/Diner
- Beautifully Appointed Refitted Kitchen/Breakfast Room
- Separate Utility Room and downstairs Cloakroom
- En Suite to Main Bedroom
- Modern Bathroom

The accommodation includes an entrance hall, a beautifully appointed and refitted kitchen breakfast room, a large open plan lounge dining room, that can easily be split into two rooms again, as well as a separate utility room and cloakroom.

Upstairs are four bedrooms, the main bedroom with an en-suite, and a modern family bathroom. The property is approached via a driveway offering parking for numerous vehicles and access to the newly replaced garage. The gardens to the rear are a real feature wrapping around the property and offering a good level of seclusion, a large area of lawn and a large patio area ideal for entertaining and alfresco dining.



The property further boasts 14no PV solar panels and Battery storage, to the front and side of the property and an electric car charging point.

Accommodation Includes

Entrance Hall

Lounge

4.70m x 3.15m (15'5" x 10'4").

Dining Area

4.00m x 3.50m (13'1" x 11'6").

Kitchen/Breakfast Room

4.70m max x 4.45m max (15'5" max x 14'7" max). L-shaped room.

Utility Room

2.10m x 1.40m (6'11" x 4'7").

Cloakroom

First Floor Landing

Bedroom 1

4.95m x 4.00m (16'3" x 13'1"). Built-in wardrobe.

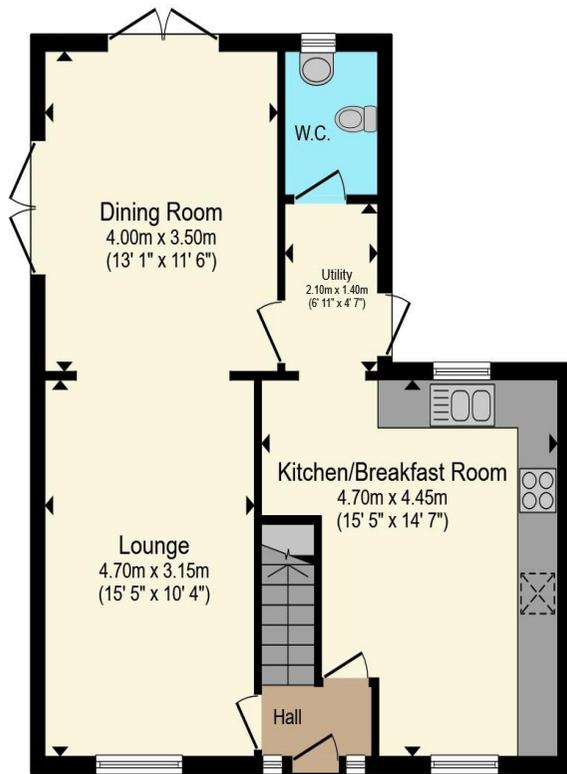
En Suite

Bedroom 2

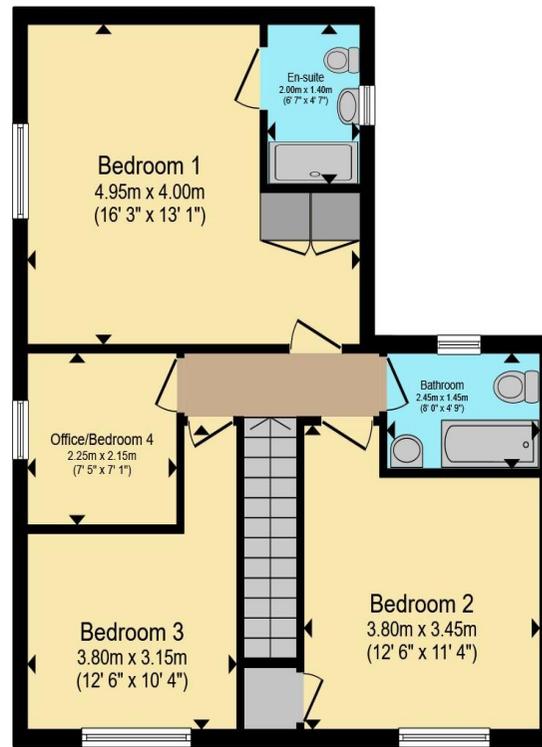
3.80m x 3.45m (12'6" x 11'4").

Cupboard/Wardrobe,





Ground Floor



First Floor

Total floor area 113.4 m² (1,220 sq.ft.) approx

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Bedroom 3
3.80m x 3.15m (12'6" x 10'4"). Built-in wardrobe.

Bedroom 4/Office
2.25m x 2.15m (7'5" x 7'1").

Bathroom

Outside
Block paved driveway to front, side gated access. Side and rear garden enclosed by fencing and hedging, laid to lawn with flower and shrub borders and beds, patio area, outside cold water tap. Electric car charging point.

To view this property call Sharman Quinney on:
01778 343322

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Contact us to arrange a **FREE** home valuation.

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