Rosedale PROPERTY AGENTS

'Making your move easier'

44 Spalding Road, Deeping St James, Peterborough PE6 8NJ £410,000

*** SUPERIOR DETACHED FAMILY HOME WITH A SOUTHERLY FACING REAR GARDEN WITH NO ONWARD CHAIN *** "Well located for both secondary and primary schools this executive property offers four double bedrooms, the principle with en suite. The heart of any home is the Kitchen and here it really doesn't disappoint, benefitting as it does here from underfloor heating, an eight ring double range style oven and enough room to comfortably house almost any size dining table. To the front a block paved driveway provides parking for several vehicles and leads to an attached double garage. The rear garden has a southerly aspect and is fully enclosed, with a good degree of privacy and is gated to the front. EPC energy rating C."

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ENTRANCE HALL
Spacious hallway with ceramic flooring, and underfloor heating. Feature oak staircase leading to first floor with storage cupboard under. Doors leading to:

STUDY
11' 6" x 7' 4" (3.51m x 2.24m) (approx) UPVC double glazed window to side, underfloor heating, TV and telephone point, loft access.

CLOAKROOM
Frosted UPVC double glazed window to side, underfloor heating with ceramic tiled flooring. Fitted with a two piece suite comprising of close coupled WC and a pedestal wash hand basin with tiled splash back.

KITCHEN/DINER
19' 4" max x 17' 2" (5.89m x 5.23m) (approx) This modern fitted kitchen has a range of wall and base units with under wall unit lighting, an integrated fridge and dishwasher, inset stainless steel sink and drainer with mixer tap. An eight ring double range oven with stainless steel extractor over allows the preparation of meals for groups of any size. Ceramic tiled flooring with underfloor heating, TV and telephone point, oak glazed double doors leading to lounge and UPVC double glazed French doors and window to the rear into the garden.

UTILITY
8' 1" x 7' (2.46m x 2.13m) (approx) Fitted with matching units to kitchen, an inset stainless steel sink and drainer with mixer tap and space and plumbing for washing machine and tumble dryer. Underfloor heating with ceramic tiled flooring carried through from the kitchen. Part glazed UPVC door to side giving access to the garden.

LIVING ROOM
24' 6" x 11' 7" (7.47m x 3.53m) (approx) Running the full depth of the home with a double aspect with UPVC double glazed bay window to front aspect, and UPVC double glazed French doors to rear into the garden. Feature fireplace with sandstone effect hearth and electric fire. Underfloor heating, TV and telephone point.

FIRST FLOOR LANDING
UPVC double glazed window to front. Airing cupboard, radiator and loft access.

BEDROOM ONE
16' 5" x 10' 4" (5.00m x 3.15m) (approx) UPVC double glazed window to rear. Radiator, TV point, door to:

ENSUITE
UPVC double glazed window to front. Fitted with a modern three piece suite comprising of close coupled WC, wash hand basin and oversized shower cubicle. Heated towel rail and ceramic tiled flooring.

BEDROOM TWO
12' 8" x 11' 7" (3.86m x 3.53m) (approx) UPVC double glazed window to rear. Radiator and TV point.

BEDROOM THREE
11' 8" x 11' 6" (3.56m x 3.51m) (approx) UPVC double glazed window to front. Radiator.

BEDROOM FOUR
8' 8" x 7' 7" (2.64m x 2.31m) (approx) UPVC double glazed window to rear. Radiator.

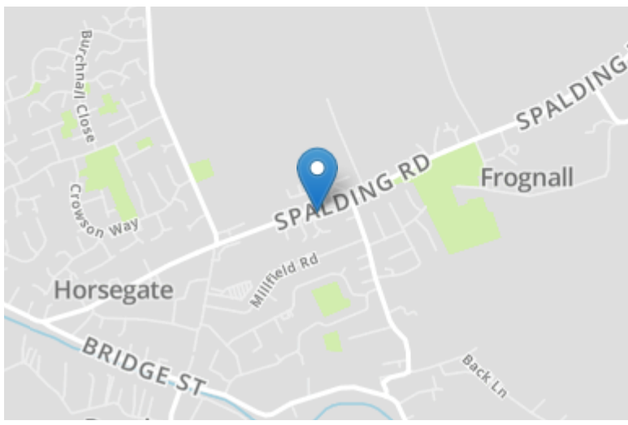
FAMILY BATHROOM
UPVC double glazed window to front. Fitted with a modern three piece suite comprising of close coupled WC, pedestal wash hand basin and paneled bath with shower over. Fully tiled walls, ceramic tiled flooring and a heated towel rail.

OUTSIDE
To the front a block paved driveway provides off road parking for numerous vehicles leading to the attached double garage. Path to front door with storm canopy over and external lighting.

The southerly facing rear garden offers a good degree of privacy and is fully enclosed by timber fencing and is gated to the front. the garden is mostly laid to lawn with a patio leading from the house. External lighting and tap.

DOUBLE GARAGE
18' 3" x 18' 2" (5.56m x 5.54m) (approx) The garage is accessed via two up and over doors, with power and light connected.

AGENTS NOTE:
The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

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