

Newton Fallowell Market Deeping
£385,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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72 Meadway

Market Deeping, Peterborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached house
- Four spacious bedrooms
- En-suite bathroom to master
- Lounge with feature fireplace
- Dining room opening to conservatory
- Kitchen breakfast room
- Generous utility room
- Single garage
- Backing onto park







72 Meadway

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Entrance Hall
Part double glazed front door opening to entrance hall with matt well, wood effect laminate flooring, stairs to first floor with under stair recess, recessed spot lights. Doors to:

WC
Fitted with a low level WC and wash basin, radiator, PVCu double glazed window to the front.

Lounge
13' 7" x 13' 7" (4.15m x 4.15m)
PVCu double glazed window to the front, two radiators, feature brick built fireplace. Opening to:

Dining Room
10' 8" x 10' 4" (3.24m x 3.16m)
Wood effect laminate flooring, radiator, double glazed sliding patio doors to:

Conservatory
11' 9" x 9' 3" (3.58m x 2.83m)
Half brick and PVCu double glazed construction with polycarbonate roof, power points, wall mounted Dimplex electric heaters, PVCu double glazed French doors to garden.

Kitchen Breakfast Room
13' 5" x 9' 7" (4.08m x 2.93m)
Fitted with a range of base and eye level units with worktop over, Bosh oven and hob with extractor hood over, space for fridge freezer and dishwasher, 1 1/2 bowl ceramic style

Utility Room
10' 7" x 7' 5" (3.23m x 2.25m)
PVCu double glazed window and door to rear garden. Fitted with base and eye level units with worktop over and a stainless steel sink. Space for washing machine and tumble drier. Integral door to garage.







First Floor Landing
Airing cupboard with hot water tank. Doors to:

Bedroom 1
13' 4" x 12' 3" (4.06m x 3.73m)
PVCu double glazed window to the front, built in double wardrobe with mirrored sliding doors, space for dressing table, radiator. Door to:

En-suite
10' 5" x 8' 0" (3.17m x 2.45m)
Comprising of a free standing bath, separate shower cubicle, vanity unit with WC and wash basin, heated towel rail, recessed spotlights. PVCu double glazed window to the front.

Bedroom 2
10' 10" x 10' 9" (3.31m x 3.28m)

Bedroom 3
12' 10" x 7' 6" (3.92m x 2.28m)

Bedroom 4
9' 9" x 9' 9" (2.97m x 2.97m)

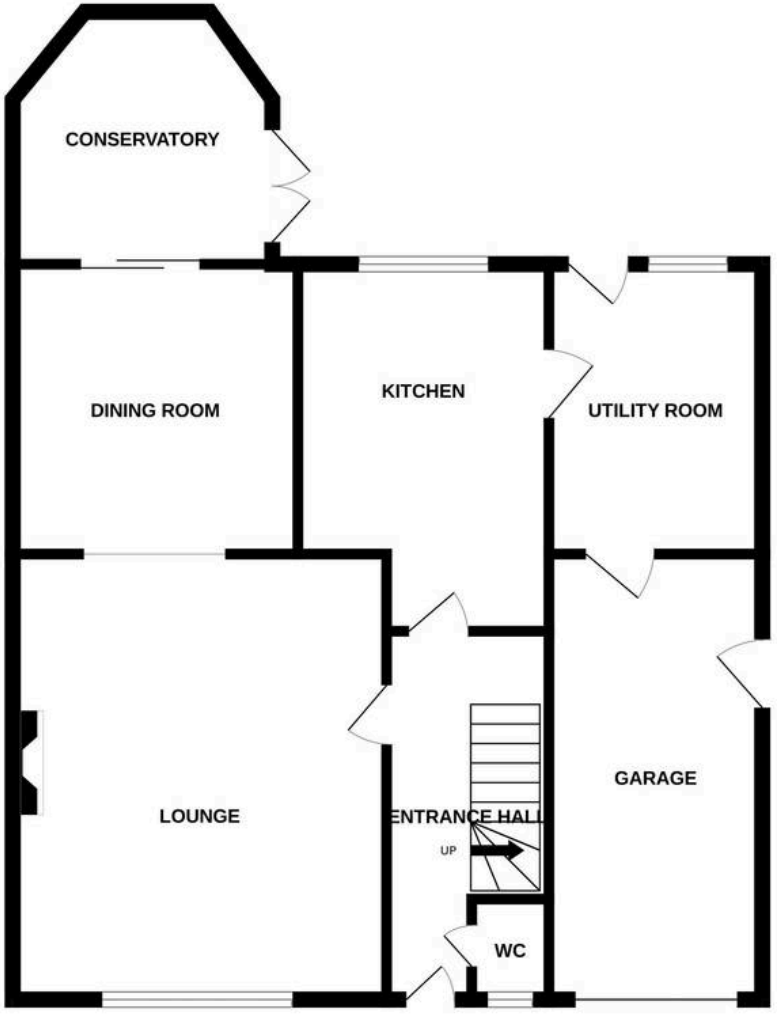
Bathroom
6' 9" x 6' 8" (2.07m x 2.03m)
Fully tiled bathroom, bath with wall mounted shower over and glass screen, sink with base cupboard under, WC,

Outside
The front of the property is currently laid to lawn, there is a driveway with space for two vehicles and room to extend if required. There is gated access to the mature rear garden which features a patio seating area, a lawn and planted borders.

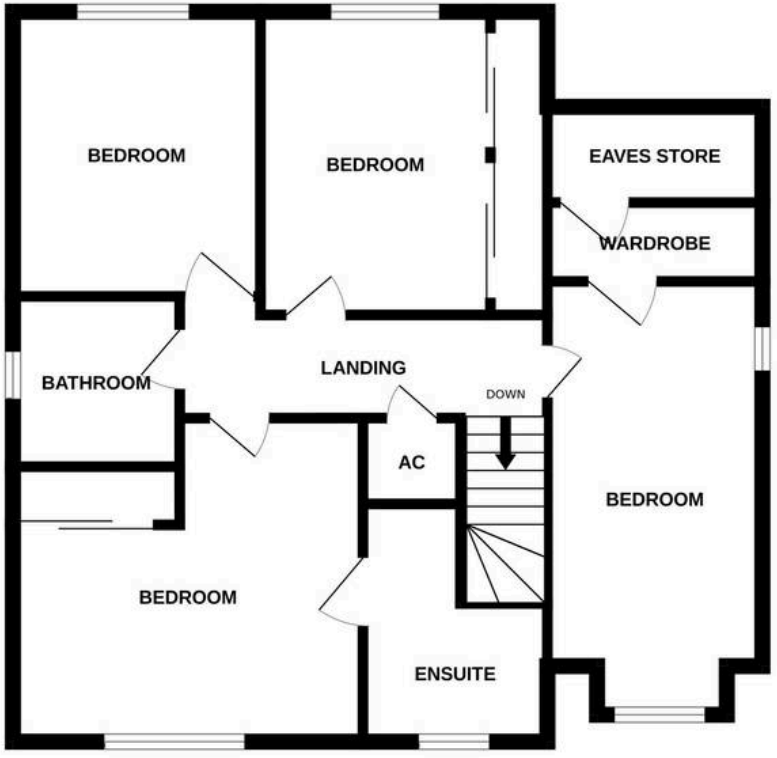
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GROUND FLOOR



1ST FLOOR



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