



The Lane

West Deeping, Peterborough, PE6 9HS

£750,000 - Freehold , Tax Band - F

4 3 5 D

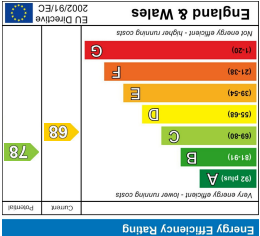
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

The Lane

West Deeping, Peterborough, PE6 9HS

Occupying an enviable position within a quiet cul-de-sac in the highly desirable village of West Deeping, this exceptional four bedroom detached residence enjoys a truly idyllic setting surrounded by open countryside and picturesque walking routes. Beautifully appointed throughout, the home offers an outstanding balance of elegant reception space, generous family accommodation and beautifully landscaped gardens, complemented by a substantial driveway and double garage. Located just moments from the village's award winning Red Lion public house and restaurant, whilst remaining within easy reach of Market Deeping, Stamford and Peterborough, this is a wonderful opportunity to acquire a home that perfectly combines rural tranquility with everyday convenience.

Set back behind attractively landscaped front gardens, the property immediately creates a wonderful first impression with an extensive driveway providing parking for several vehicles alongside the double garage. The welcoming entrance hall forms the heart of the home, creating an excellent flow between the principal living spaces. The beautifully proportioned lounge offers an elegant setting for everyday family life, whilst two further reception rooms provide an ideal family room or formal dining space depending upon individual requirements. The expansive ground floor offers both space and versatility with the option of a self-contained internal annex-perfect for multi-generational living, teenagers, or guest accommodation. The kitchen is thoughtfully designed with an excellent range of cabinetry and workspace, opening into an additional living and dining area that creates a sociable hub for modern family living. Beyond, the impressive 24ft orangery is undoubtedly one of the property's standout features, flooded with natural light and enjoying delightful views across the landscaped gardens, creating an exceptional space for entertaining or simply relaxing throughout the seasons. Practicality has been equally well considered, with a separate utility room providing additional storage and laundry facilities, together with a convenient downstairs cloakroom. The first floor continues to impress with four well-proportioned double bedrooms and separate office. The principal suite benefits from its own contemporary en-suite bathroom, whilst the second bedroom also enjoys en-suite facilities, making it ideal for guests or older children. The remaining bedrooms are served by a spacious family bathroom, finished to a high standard and providing ample accommodation for a growing family. Externally, the property enjoys beautifully landscaped front and rear gardens designed to provide attractive seating areas alongside established planting, creating a private and peaceful outdoor environment. Whether entertaining guests, enjoying family life or simply appreciating the surrounding countryside, the gardens offer a wonderful extension of the living accommodation. West Deeping remains one of the areas' most sought after villages, renowned for its attractive character, excellent countryside walks and welcoming community atmosphere, alongside access to reputable schools such as Arthur Mellows Village College and Bourne Grammar School. The nearby market towns of Market Deeping and Stamford, together with the city of Peterborough and its fast rail links to London, are all conveniently accessible, making this an ideal location for both commuters and families alike. Virtual tour available. Early viewing is highly recommended to fully appreciate the quality of accommodation, enviable setting and lifestyle this outstanding home has to offer.

Entrance Hall
2.16 x 1.99 (7'1" x 6'6")
WC
1.22 x 2.03 (4'0" x 6'7")



Play Room
4.12 x 2.87 (13'6" x 9'4")
Sitting Room
3.34 x 4.37 (10'11" x 14'4")
Hallway
4.55 x 2.26 (14'11" x 7'4")
Lounge
4.30 x 6.08 (14'1" x 19'11")
Orangery
7.39 x 3.42 (24'2" x 11'2")
Dining Area
3.33 x 3.72 (10'11" x 12'2")
Kitchen
3.51 x 3.70 (11'6" x 12'1")
Utility Room
2.26 x 2.23 (7'4" x 7'3")
Landing
3.65 x 3.34 (11'11" x 10'11")
Hallway
3.15 x 0.98 (10'4" x 3'2")
Master Bedroom
2.51 x 5.63 (8'2" x 18'5")
En-Suite To Master Bedroom
2.24 x 2.66 (7'4" x 8'8")
Office
3.16 x 1.34 (10'4" x 4'4")
Bedroom Two
3.98 x 3.73 (13'0" x 12'2")
En-Suite To Bedroom Two
1.84 x 2.25 (6'0" x 7'4")
Bathroom
2.34 x 2.22 (7'8" x 7'3")
Bedroom Three
3.62 x 3.55 (11'10" x 11'7")
Bedroom Four
2.84 x 2.64 (9'3" x 8'7")
Garage
4.97 x 5.78 (16'3" x 18'11")
EPC - D
68/78

Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No

