



- ENTRANCE HALL
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- FIRST FLOOR LANDING
- BEDROOM 1
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- DOUBLE GARAGE/WORKSHOP
- OUTBUILDING



**Woodcock Holmes**  
 20a Tesla Court, Innovation Way,  
 Peterborough PE2 6FL  
 01733 303111  
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**46A King Street**  
 West Deeping, Peterborough, PE6 9HP  
 £600,000



## 46A King Street West Deeping, Peterborough PE6 9HP

Set in one of the area's most sought-after and exclusive villages, this individual detached residence offers a rare opportunity to acquire a beautifully maintained family home occupying a generous plot, backing onto open countryside

- AVAILABLE WITH NO FORWARD CHAIN
- INDIVIDUAL DETACHED FAMILY HOME
- SOUGHT-AFTER VILLAGE LOCATION
- LARGE PRIVATE REAR GARDEN WITH COUNTRYSIDE TO THE REAR
- AMPLE OFF ROAD PARKING WITH DOUBLE GARAGE AND ADDITIONAL OUTBUILDING SPACE
- THREE DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPAL
- SPACIOUS LIVING ROOM WITH INGLENOOK FIREPLACE AND WOOD BURNER
- DOWNSTAIRS CLOAKROOM AND SEPARATE UTILITY ROOM

Viewings: By appointment  
£600,000

### ENTRANCE HALL

Door to front, fitted carpet, oak staircase to first floor, radiator, access to:

### KITCHEN DINER

15" x 10'11"

Window to front, fitted kitchen with a matching range of base and eye level units, oak worktops, built in appliances, fitted sink drainer, fitted oven, space for dining furniture.

### UTILITY ROOM

10'6" x 6'6"

Door and window to rear, fitted base unit with worktop and sink drainer over, storage cupboards.

### CLOAKROOM

Obscure window to rear, two-piece suite with WC and wash hand basin, radiator.

### LIVING ROOM

22'8" x 15'8"

Bay window to rear, patio doors to side, fitted carpet, radiator, inglenook fireplace with cast-iron woodburner, exposed beams.

### DINING ROOM

15"x 10'11"

Bay window to front, fitted carpet, radiator.

### LANDING

Window to front, fitted carpet, radiator, study area.

### BEDROOM 1

13'4" x 11'1"

Window to front, fitted wardrobe space, fitted carpet, radiator, access to:

### ENSUITE

Obscure window to side, three-piece suite with bath, WC, wash hand basin, radiator.

### BEDROOM 2

11'1" x 10'5"

Window to rear, fitted carpet, radiator.

### BEDROOM 3

10'5" x 9'8"

Window to front, fitted carpet, radiator.

### BATHROOM

Obscure window to rear, three piece suite with bath, wash hand basin, WC, tiled surround, radiator, airing cupboard.

### OUTSIDE

Enclosed front behind an attractive stone wall, a gravelled driveway to the front of the home running beside the house to a further block-paved parking area leading to an over-sized garage 20'3" x 18'4" (6.17m x 5.58m) with two up-and-over doors, side window and door that leads to a workshop 11'1 x 8'2 (3.37m x 2.48m). There is a patio area to the rear of the home, large pond area with relaxation area, large lawn space with a variety of mature shrubs and flowerbeds, vegetable patch, additional storage/workshop space access from a roadway at the back of the plot.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>61</b>	

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC