The Row

West Deeping, Peterborough, PE6 9HT

Price Guide £192,500

Richardson

The Row

West Deeping, Peterborough, PE6 9HT

2 1 1

A lovely quaint stone cottage under a tiled roof in a tucked away position within this small village, with its thriving and well regarded Public House, the Red Lion. The cottage is ideal for downsizers that want a lock up and go, but want character and parking, or it is an ideal buy for couples or singles. The property is well maintained and overall has an impressive living room with a recently fitted wood burning stove within an attractive stone fireplace making a lovely cosy room in the winter months. The kitchen breakfast has storage units and worksurface areas with small breakfast area. Deep siled window overlooking the rear garden, plumbing and space for a washing machine and space for a fridge freezer. A doorway gives access to the rear garden. To the first floor, there is a 3 piece bathroom with angled ceiling restricting head height, which is also in the small second bedroom/study with built in cabin bed. The principal bedroom has a built in wardrobe/storage and a shower. The property has gas central heating. To the rear is an enclosed good sized rear garden with patio area leading onto lawns with a brick built shed/storage and outside WC. The property has an allocated parking space and is offered with NO CHAIN.

Living room
14'4" max x 13'1" (4.39m max x 3.99m)

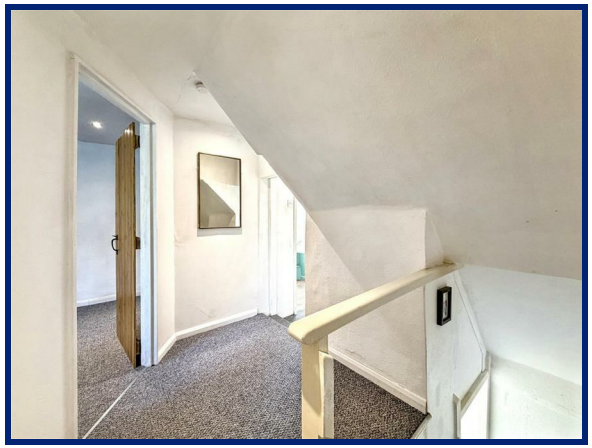
Kitchen
14'2" max x 6'9" (4.34m max x 2.06m)

First floor landing

Bedroom
13'5" max x 10'2" max (4.11m max x 3.12m max)

Bedroom/Box room
8'11" max x 7'1" max - restricted head height (2.74m max x 2.16m max - restricted head height)

Bathroom
6'9" max x 5'1" max restricted head height (2.06m max x 1.57m max restricted head height)



External details

An attractive row of what were originally farm workers' cottages, the property is positioned towards the end of a no through road and has right of way to the front of The Row. A private enclosed rear garden offers generous outdoor space with patio area and lawns as well as useful out building. The allocated parking is for a single vehicle and is accessed to the rear and side of The Row which is a designated area for parking for the cottages.

Agent Notes

The property is in a conservation area.

Tenure

Freehold

Services

All mains services are connected. Central heating by combi boiler.

Council Tax

South Kesteven District Council Tax Band A

Communications

According to Ofcom: Superfast Broadband is available

According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing

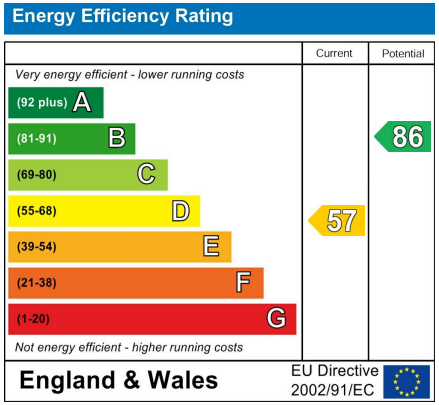
Telephone appointment with Richardson.

post@richardsonsurveyors.co.uk

Floor Plan

Area Map

Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Richardson

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433