



Eastgate, Deeping St. James Peterborough
Offers in Excess of £395,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Location
- Room To Extend
- Large Garden
- Double Garage to Rear
- Great Potential

Set on a generous plot, the standout feature is the substantial rear garden, providing endless possibilities for extension, landscaping, entertaining space or even a home office, subject to the necessary permissions. The spacious grounds offer a rare opportunity to develop and personalise the property to suit individual needs.

Inside, the accommodation provides a solid foundation for renovation, with well-proportioned rooms ready to be transformed into a stylish family home. Whether you are an investor, developer, or a buyer seeking a rewarding project, this property offers exceptional scope to improve and enhance.

Located within easy reach of local amenities, schools and transport links, this is a rare chance to acquire a detached home in a desirable location



with the space and potential to create something truly special.

Accommodation Includes

Entrance Porch

Hallway

Lounge/Dining Room

Study

Kitchen

Utility Room

Downstairs Cloakroom

First Floor Landing

Bedroom 1

Bedroom 2

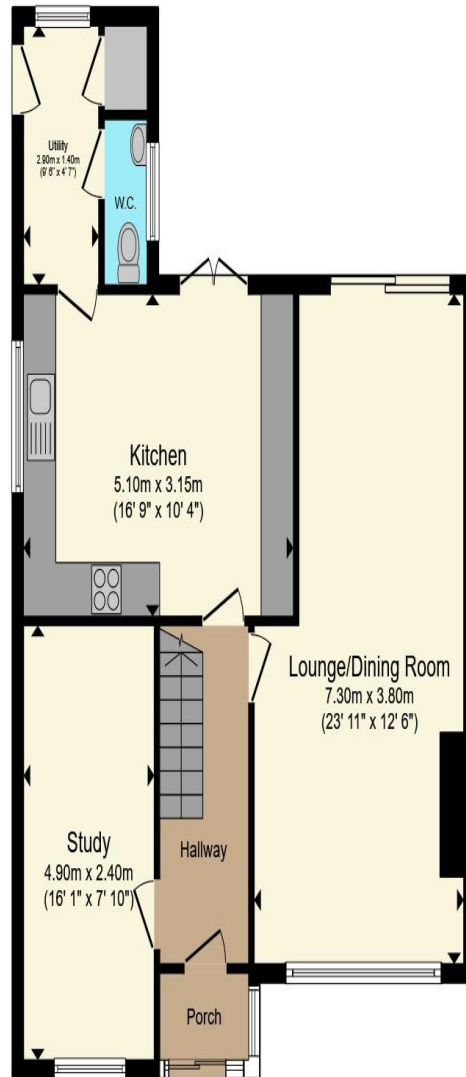
Bedroom 3

Bathroom

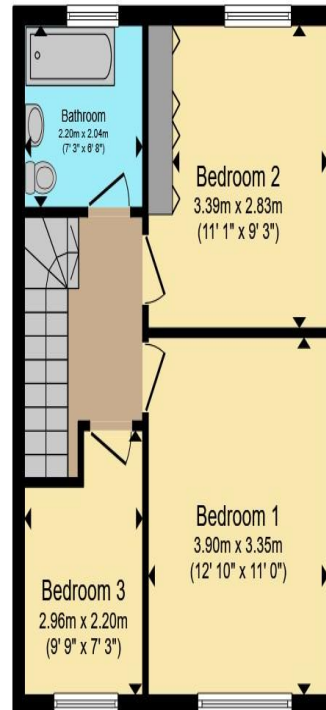
Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been





Ground Floor



First Floor

Total floor area 115.0 m² (1,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204521 - 0001