



Church Street

Market Deeping, Peterborough, PE6 8AL

Offers Over £495,000

Richardson

Church Street

Market Deeping, Peterborough, PE6 8AL

Nestled on the charming Church Street in Market Deeping, this attractive semi detached double-fronted period home offers a delightful blend of character and modern living. With its stunning stone façade, complete with ashlar bands, quoins, and dressings, under a Collyweston & blue slate roof.

Spanning three floors, the home boasts flexible accommodation that is perfect for families or those who enjoy entertaining. The ground floor features three generous reception rooms, providing ample space for relaxation and social gatherings. The well-appointed kitchen breakfast room is ideal for casual dining, while a utility room and cloakroom add to the convenience of daily life.

The property comprises six bedrooms, including two with en-suite facilities, ensuring comfort and privacy for all family members. A family bathroom serves the remaining bedrooms, making this home both practical and accommodating.

Outside, the enclosed gardens face a westerly aspect. Additionally, a garage provides secure parking adding to the property's appeal.

This period home, with its high ceilings and charming features, is a rare find in the desirable area of Market Deeping. It presents an excellent opportunity for those seeking a spacious and characterful residence in a vibrant community.



Entrance

Family room
18'9" x 17'1" (5.72m x 5.23m)

Lounge
17'7" x 14'2" (5.38m x 4.32m)

Dining room
14'9" x 12'0" (4.52m x 3.66m)

Inner hallway

Cloakroom

Kitchen
16'11" x 12'0" (5.18m x 3.66m)

Lobby

Utility room

Landing 1
Master bedroom
18'8" x 10'11" (5.69m x 3.35m)

Dressing room
12'4" x 11'3" (3.76m x 3.45m)





En-suite
Bedroom
14'2" x 10'2" (4.32m x 3.12m)

En-suite
Bedroom
14'9" x 12'0" max (4.52m x 3.66m max)

Bedroom
10'11" x 7'6" (3.35m x 2.29m)

Bathroom

Second floor landing

Bedroom
14'4" x 11'1" (4.39m x 3.40m)



Bedroom
16'2" x 12'2" (4.95m x 3.71m)

External details

Shared access to the side of the property passing through gates to hard standing and oversized garage. Enclosed westerly aspect rear garden with patio and lawns and flower beds and shrubs.

Services

All mains services are connected.

Council Tax

It should be noted that the property is currently banded for Council Tax as "mixed use" with business rates payable. It has a property band of C and we understand that the business rates from April 2026 will be £8,500. As far as we are aware, small business rates relief will still apply. Historically the property has had a variety of business uses including a café and restaurant.

Tenure

Freehold

Communications

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Agents Notes

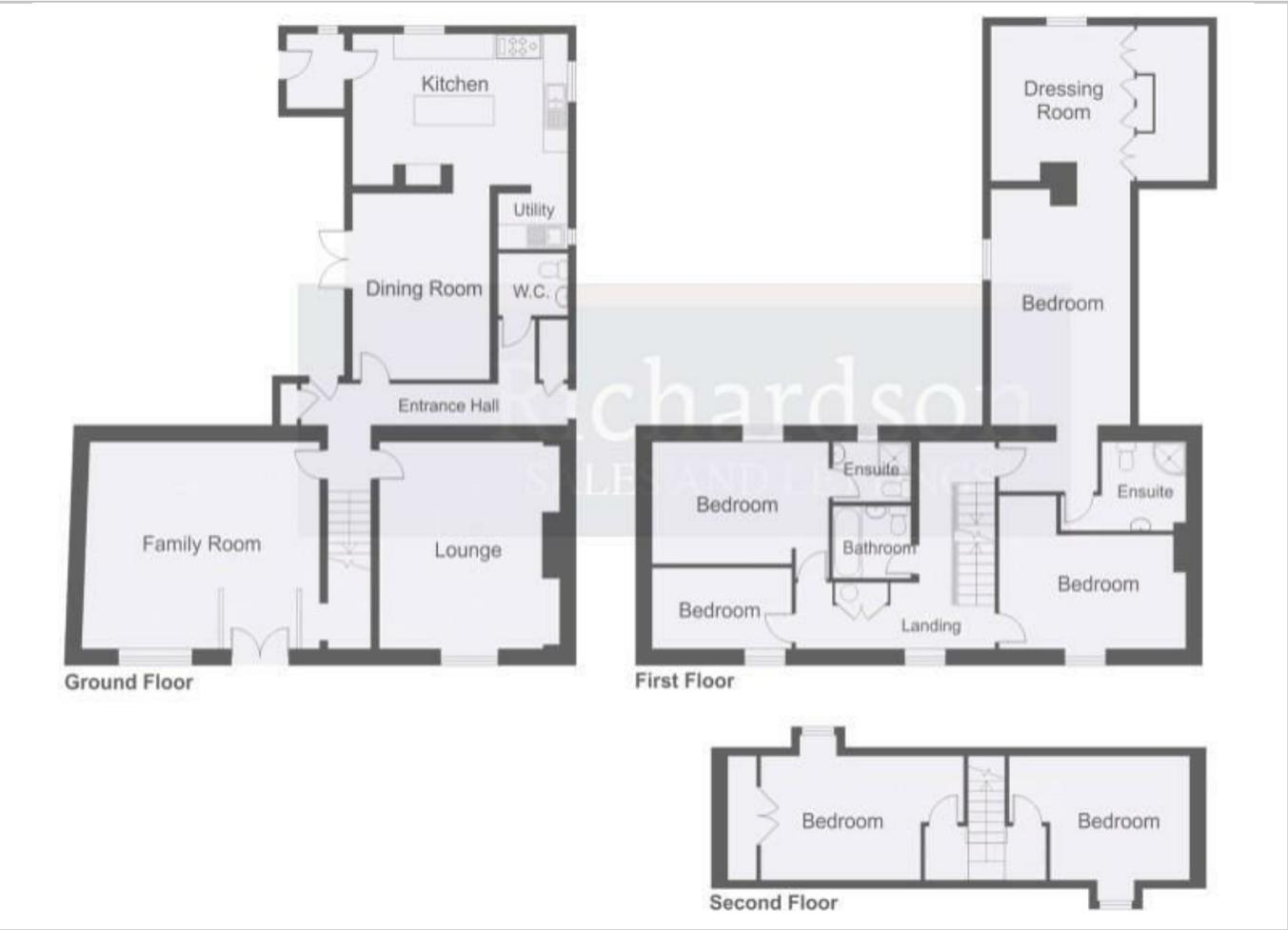
The property is Grade II Listed and within the Conservation area

Viewing

By telephone appointment with Richardson. post@richardsonsurveyors.co.uk



Floor Plan



Area Map



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.

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

www.richardsonsurveyors.co.uk

01780 762433