



**A DETACHED DOUBLE FRONTED STONE VICTORIAN TOWNHOUSE WITH GATED DRIVEWAY AND SPACIOUS PARKING, FEATURING A PRIVATE GRASS AND COURTYARD GARDEN, WITHIN THE CONSERVATION AREA OF AN ATTRACTIVE MARKET TOWN.**

49 HIGH STREET, MARKET DEEPING, PETERBOROUGH, PE6 8ED

**savills**

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Entrance hallway ♦ Two symmetrical reception rooms  
♦ Open plan kitchen/dining room ♦ Principal bedroom with  
en suite bathroom and walk in wardrobe ♦ Three further  
double bedrooms ♦ Family Bathroom

**Mileage**

Stamford & Bourne 7 miles \* Peterborough 11 miles (Rail services to  
London Kings Cross from 51 minutes)

**Situation**

Located on High Street, an attractive road of largely period properties  
close to the centre of Market Deeping, 49 High Street has a wonderful  
period frontage and is located towards the centre of the Georgian  
market town. Market Deeping caters for most day to day shopping and  
retail needs, whilst it is also well placed for commuting and several of  
the area's renowned schools.

Peterborough lies 11 miles to the south, to which the A15 bypass offers  
excellent vehicular access, from which East Coast Mainline rail services  
reach London Kings Cross from 49 minutes, with the hourly Midlands  
Cross Country service between Birmingham Airport and Stansted  
Airport, which serves Cambridge from 64 minutes.

The area is also blessed with a choice of renowned state and public  
schooling. Bourne Grammar and Stamford Schools are almost  
equi-distant from Market Deeping, 7 miles north and west in their  
respective market towns, whilst Kirkstone House at Baston (3 miles)  
and The Peterborough School (11 miles), among others, are also  
serviceable on a daily basis.

**The Property**

49 High Street is an attractive double fronted stone built townhouse,  
finished to a modern standard and offers flexible family accommodation.  
Built in 1865, the front of the house is original Victorian stone. The  
majority of the property was rebuilt approximately 35 years ago  
by the current owner's family, who have recently modernised the  
property.



The property comprises two reception rooms, a spacious open plan family dining kitchen room with access to the garden. The staircase opens up immediately to the three double bedrooms, served by a main family bathroom. The main principal bedroom resides to the rear of the house with en suite and dressing room.

The private gated driveway provides ample parking with access to the back garden, garage and back door to the house.

#### Accommodation

The front door opens into the reception hallway, which is flanked by the sitting room and family room which lie symmetrical to each other. The carpeted Family room benefits from a working fireplace and woodburner, whilst the engineered oak floored sitting room features a gas fire installed into the chimney breast. To the left of the staircase is the deceptively spacious open plan family dining kitchen, with French doors offering access to the garden. The kitchen comprises bespoke handmade units, with integrated six ring oven and other appliances. A utility room and downstairs cloaks/WC towards the rear of the kitchen complete the ground floor accommodation.

The staircase leads to the first floor with the immediate landing servicing three large double bedrooms and providing access to the loft, which has been boarded for storage. The modern and well decorated main bathroom includes a free standing bath and walk in shower. The principal bedroom completes the upstairs accommodation and includes an en suite with a walk in shower and a dressing room with bespoke fitted wardrobes.

#### Outside

The block paved driveway is gated, with a large single garage to the rear and access to the property's main reception.

The garden is mainly laid to lawn, featuring mature trees and shrubbery. The lawn is fronted by a stone paved courtyard ideal for outdoor dining and a patio area to accommodate a hot tub.

#### General Information:

**Services:** Water, Electricity, Drainage and Gas are connected to the mains. Gas central heating system.

**Local Authority:** South Kesteven District Council T: 01476 406080. Council Tax Band E.

**Tenure:** Freehold

**Fixtures & Fittings:** All curtains, light fittings, garden statuary, pots and hot tub are specifically excluded from the sale but may be available by separate negotiation.

**Energy Performance Certificate (EPC):** EPC rating: E

**Viewing:** All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696.



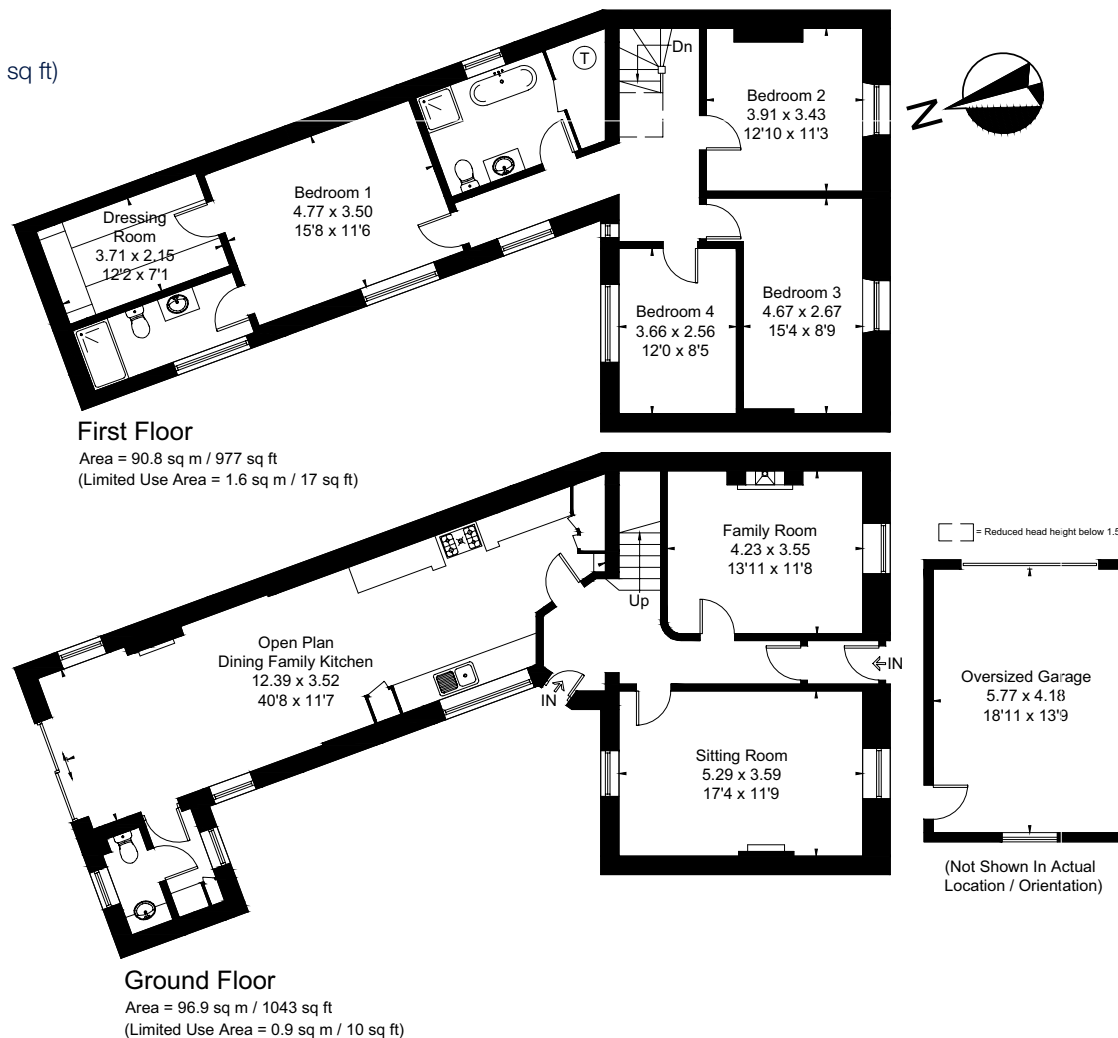
## FLOORPLANS

Approximate Area = 187.7 sq m / 2020 sq ft

Garage = 24.1 sq m / 259 sq ft

**Total = 211.8 sq m / 2279 sq ft**

Including Limited Use Area (2.5 sq m / 27 sq ft)



### Savills Stamford

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