

St. Pegas Road, PE6 7NF  
Peakirk  
Peterborough  
£350,000

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- Sought After Location in the Heart of Peakirk
- Barn Conversion Offering a Wealth of Character Including Exposed Beams
- Two Double Bedrooms with An En-Suite to the Master
- Two Reception Rooms Including Sitting Room and Sun Room
- Good-Size Wrap Around Garden and Private Driveway Leading to a Double Garage
- Recently Re-Fitted Kitchen with Granite Worktops
- Newly Re-Fitted Windows and Doors
- Mezzanine Storage Floor

3a St. Pegas Road  
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As you enter, you're welcomed into a spacious entrance hallway, where there is fitted storage space and tiled flooring set the tone for the warmth and character throughout. Underfloor heating spans the property throughout. The sitting room beckons with its inviting ambiance, featuring wooden flooring and underfloor heating, accentuated by a vaulted ceiling adorned with skylight windows that bathe the room in natural light. Exposed wooden beams add a touch of rustic allure, while a charming feature fireplace invites cosy evenings spent in relaxation. From the sitting room, a set of double doors lead seamlessly into the dining room/sunroom, a versatile space bathed in sunlight and boasting underfloor heating and tiled flooring. Whether used as a tranquil home office, an intimate dining area, or an additional sitting room, this space offers endless possibilities for both relaxation and productivity. The heart of the home lies in the recently refitted kitchen, where modern elegance meets functional design. Adorned with contemporary shaker-style units, luxurious granite worktops, and an array of integrated appliances. A vaulted ceiling and tiled flooring add an air of sophistication. Retreat to the comfort of the bedrooms, where tranquillity and relaxation await. The master double bedroom beckons with its generous proportions and fitted wardrobes, offering a haven of serenity and style. An en-suite shower room, complete with a double walk-in shower, bidet, low level WC, and wash hand basin, provides the ultimate convenience. Meanwhile, the second double bedroom offers ample space and storage.

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Step outside, and discover a wealth of nature and tranquillity. A gravel driveway leads to a double garage, providing ample space for parking and storage. The surrounding garden envelops the property in privacy and serenity, with manicured lawns, inviting patio areas, raised beds, and a delightful summer house offering the perfect backdrop for outdoor enjoyment and entertainment. Peakirk is an attractive conservation village situated approximately 7 miles north of Peterborough, just off the A15. The village itself has a well-regarded public house/restaurant and is a short drive away from the village of Glinton, which offers a wide range of facilities, including primary and secondary schools, Post Office, doctor's surgery and public house. From Peterborough there are excellent road and rail links with a mainline Intercity rail link to London King's Cross with an advertised journey time of approximately 50 minutes.





St. Pegas Road, Peakirk, Peterborough  
 Approximate Gross Internal Area  
 Main House = 117 Sq M/1260 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Kitchen 16'2" x 8'6"  
 Lounge 16'8" x 14'7"  
 Dining Room 16'1" x 11'6"  
 Bedroom One 16'2" x 11'9"  
 Bedroom Two 13'1" x 10'3"  
 Storage 12'5" x 12'0"  
 Garage 19'7" x 15'4"

**TENURE: FREEHOLD**



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