



Lancaster Way, Market Deeping  
**£245,000 Freehold**

**Sharman  
Quinney**

# Key Features



- NO FORWARD CHAIN
- Refitted Kitchen/Diner
- Lounge and Utility Room
- Three Bedrooms
- Sout West Facing Garden

## Accommodation Includes

### Entrance Hall

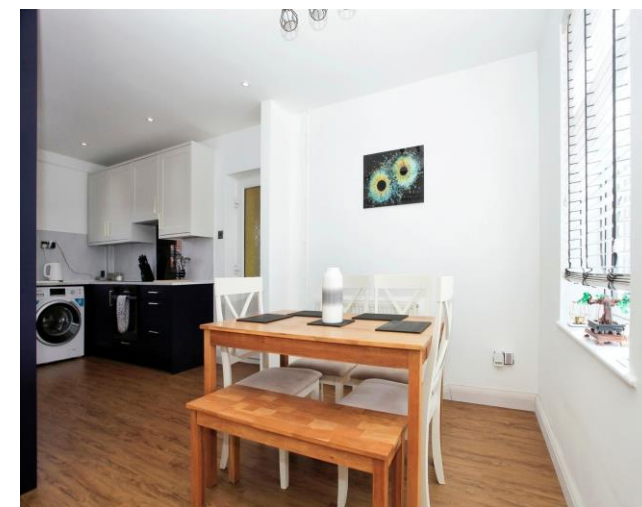
Stairs to first floor landing, window to front, under stairs cupboard.

### Kitchen Diner

6.10m x 2.73m (20' x 8'11"). Recently refitted with a matching range of base and eye level units with worktops over, electric oven with ceramic hop, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, windows to front and rear, door to utility, open plan to lounge.

### Utility Room

3.79m x 2.01m (12'5" x 6'7"). Fitted with a range of base and eye level units, wall mounted gas boiler, doors to front and rear.



Lounge  
3.95m x 4.18m max (12'11" x 13'8"). Door opening to garden, windows to rear.

First Floor Landing  
Storage/linen cupboard, doors to:

Bedroom 1  
4.13m x 3.50m max (13'6" x 11'5" max). Window to rear, built in wardrobe

Bedroom 2  
3.49m x 2.75m (11'5" x 9'). Window to rear, built in wardrobe

Bedroom 3  
3.17m x 2.51m max (10'4" x 8'3" max). Window to front, built in wardrobe

Bathroom  
Fitted with a two piece suite comprising panelled bath with shower over, pedestal wash hand basin, window to front.

Separate WC  
Window to front.

Outside  
The front of the property is laid to gravel providing parking for several vehicles. The SW facing rear garden is enclosed by panelled fencing and is largely laid to low maintenance gravel with





a paved patio area leading off from the lounge and a raised flower bed to the side.

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.focalagent.com](http://www.focalagent.com)

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