



## 54 THE ORCHARD

Market Deeping, PE6 8JR





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*Situated in a very pleasant location within close proximity to shops, schools and wider local amenities, this very well presented three bedroom home offers great accommodation along with plenty of parking, a good size garden and a detached garage.*

### STEP INSIDE

Stepping into the home, a reception hallway gives access to a bright spacious sitting room with a feature fireplace and an archway through to the dining room.

The refitted kitchen has a range of wall and floor standing cabinets, in built appliances, ample work surface space plus a rear door leading to the outside space.

The generous conservatory provides a great third reception space with access out to the enclosed rear garden.

### FIRST FLOOR

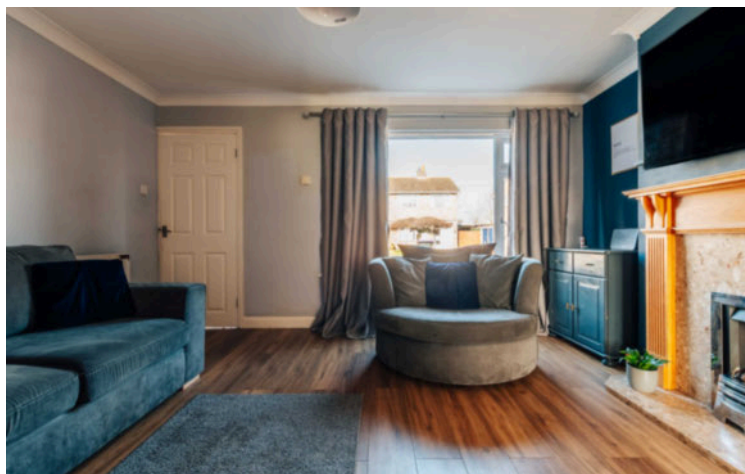
On the first floor there are three bedrooms, two of which are good size double rooms. The third bedroom is a single room which benefits from an in built wardrobe.

The smart family bathroom has a re-fitted suite with a panelled bath with shower over, a wash basin and a loo.

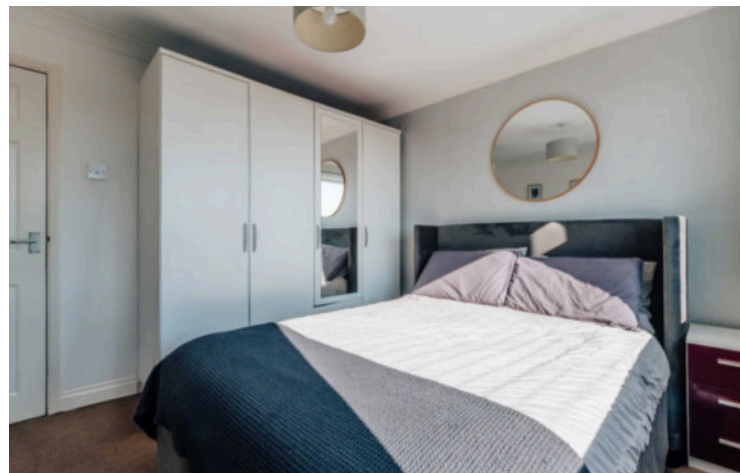
### OUTSIDE

To the front of the property is a generous parking area which can easily accommodate a couple of vehicles. To the side is a driveway which leads to a garage which has power and light.

The rear garden is laid to lawn and enclosed by timber fencing.







## LOCAL AMENITIES

Market Deeping is an attractive small market town offering a great balance of convenience and rural beauty. It offers a variety of local amenities, including independent shops, a post office, and supermarkets, making daily life effortless. Families will appreciate the excellent schooling options available for all ages. For leisure, there are plenty of pubs and restaurants to explore, along with a weekly market offering fresh local produce. The town also benefits from a convenient bus route to nearby towns like Bourne, Stamford, and Peterborough, all just a short distance away, providing easy access to more shopping, cultural experiences, and transport links. Whether you're looking for a relaxed lifestyle or convenient access to larger cities, Market Deeping is the perfect spot to call home.

## SERVICES

Gas, electricity, water and mains drainage are understood to be connected. The property has gas fired central heating. (None tested by the agent).

## FIXTURES AND FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## FINER DETAILS

Local Authority: South Kesteven District Council

Council Tax Band: B

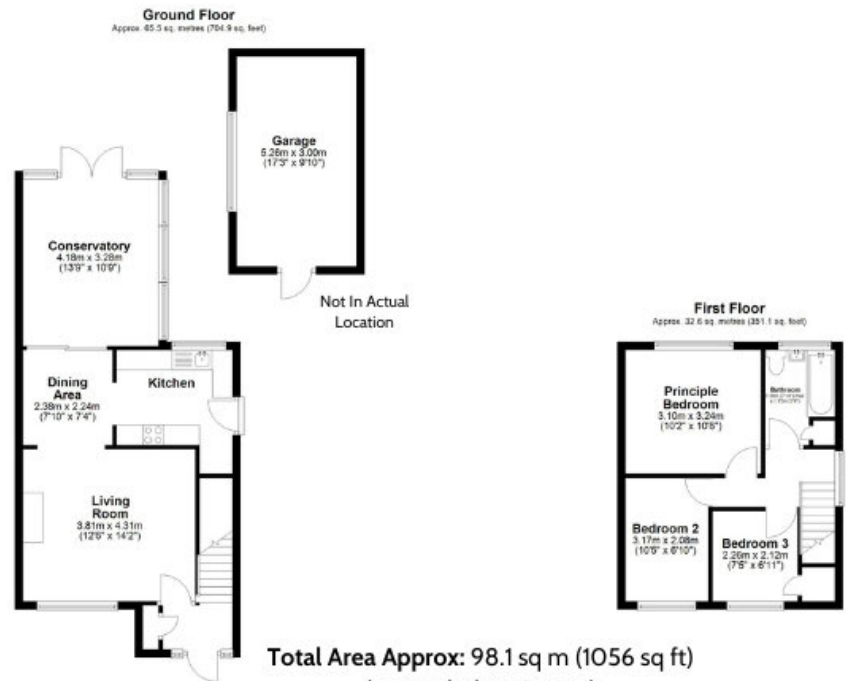
Tenure: Freehold

Possession: Vacant possession upon completion

EPC rating: 70 | C

EPC potential: 86 | B

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**Total Area Approx: 98.1 sq m (1056 sq ft)**  
(Not including Garage)

**Garage: 15.78m x 157.43 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale



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