



**PIPISTRELLE COURT, WERRINGTON VILLAGE, PE4 6QE**  
**£425,000 FREEHOLD**

SET WITHIN A SMALL COURT OF JUST FOUR PROPERTIES, TUCKED AWAY IN THE EVER POPULAR WERRINGTON VILLAGE, A HOUSE OF CLEVER IMAGINATION AND QUALITY FINISH. A TRUE TESTAMENT TO THE SELLER'S VISION OF MODERN OPEN PLAN FAMILY LIVING, ENCOMPASSING THE HOME COMFORTS ALONG THE WAY

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#### ENTRANCE HALL

A modern and contemporary feel with reverse stairs with glass balustrade and oak handrail to the first floor accommodation, Stair lighting Karndean flooring and under stairs storage

#### CLOAKROOM

With frosted UPVC window to the front aspect, comprising a refitted modern two piece suite, low level WC, wash hand basin in vanity unit with storage under, radiator and tiled floor

#### KITCHEN/BREAKFAST

17'6 x 10'1 with dual UPVC windows to the side aspect, part vaulted ceiling with Velux window, comprising a refitted range of quality base and eye level storage units, incorporating granite work surface with 1 ¼ sink inset and mixer tap over, integrated fridge and freezer, integrated dishwasher, plumbing and space for washing machine, range space with extractor fan over, radiator, power points, ceiling spot lights and finished with Karndean flooring

#### SITTING ROOM

14'3 x 15'8 an attractive space with twin UPVC windows to the rear aspect, finished with Karndean flooring, TV point, power points, and recess fireplace with cast wood burner inset. Open plan through to;

#### FAMILY ROOM

31'5 x 11'1 an amazing living space, with Bi-fold doors on to the south westerly facing gardens and twin UPVC windows to the side aspect, under floor heating, contemporary

glass wall and integrated oak shelving, finished with Karndean flooring

#### BEDROOM/STUDY

10'10 x 9'4 a versatile space, guest bedroom or study, with UPVC window to the front aspect, fitted twin double wardrobes, drawer unit, radiator and power points

#### LANDING

A bright space with natural light from the sky light above and UPVC window to the front aspect, clever bespoke fitted drawer units and large over stairs storage cupboard, access to;

#### BEDROOM

11'8 x 8'5 with Velux window to the side aspect, bespoke fitted wardrobes, eaves storage, radiator and power points

#### SHOWER ROOM

With Velux window to the side aspect, comprising a modern two piece suite, wash hand basin set in vanity unit and walk in shower cubicle with shower over, ceiling spot lights, chrome heated towel rail and Karndean flooring

#### BEDROOM

12'7 x 7 with Velux window to the side aspect, clever recessed storage including basket shelving, bespoke wardrobes and drawer unit, radiator, power points and wood effect flooring

#### BATHROOM

With Velux window to the side aspect, comprising a modern three piece suite, low

level WC, wash hand basin set in vanity unit with storage under and curved oval bath, ½ tiled walls, tiled floor, ceiling spot lights and chrome heated towel rail

#### PRINCIPAL BEDROOM

14' x 10'11 a superb space with twin Velux windows to the side aspect and UPVC window to the rear, school master radiator, and power points, opening to;

#### DRESSING ROOM

with Velux window to the side aspect, power points, eaves storage and double hanging rails

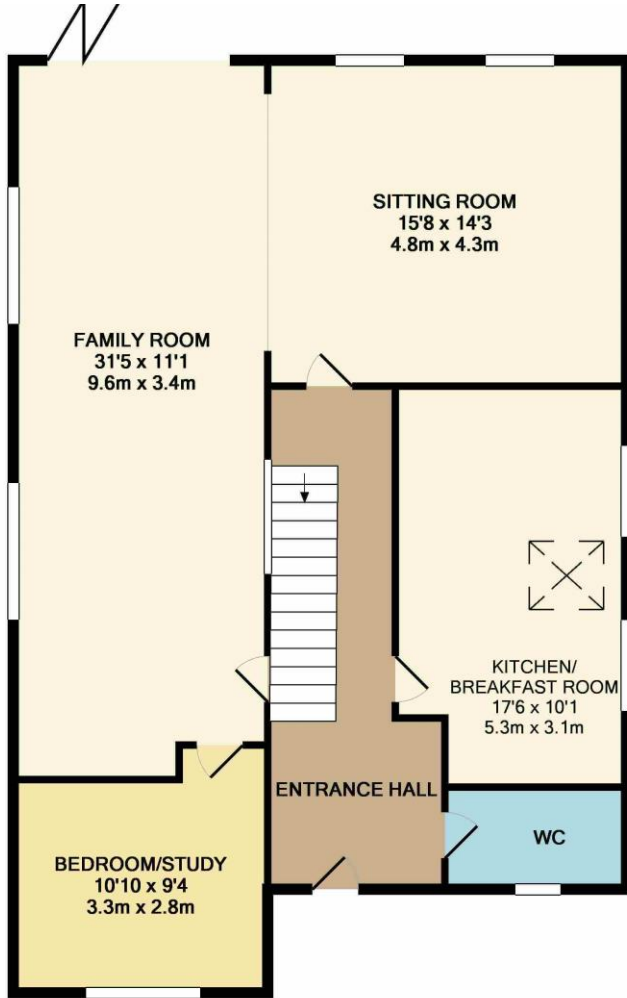
#### EN SUITE

with Velux window to the side aspect, comprising quality modern three piece suite, low level WC, wash hand basin set in vanity and walk in shower area with shower over, tiled splash backs, tiled floor, ceiling spotlights and anthracite heated towel rail

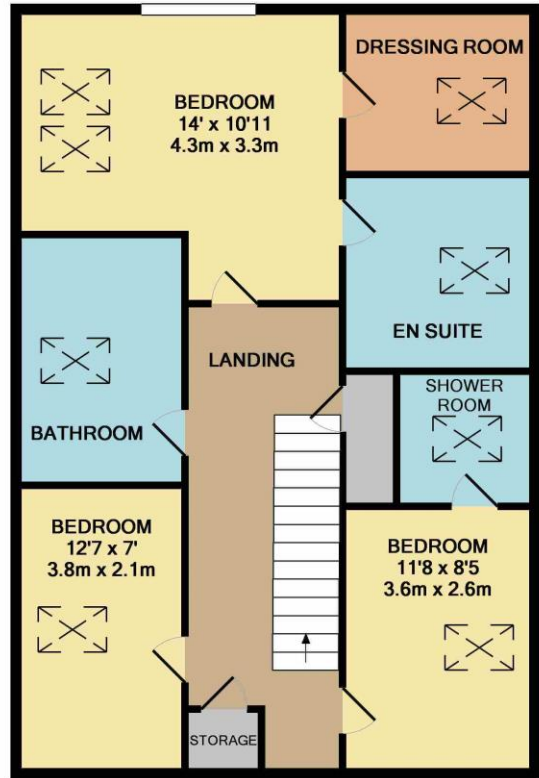
#### OUTSIDE

Set within a small court of just four properties, tucked away in the desirable Werrington Village, the frontage is hard landscaped with off road parking for four cars and leading to a SINGLE GARAGE with electric roller deck door, gated bin store area and additional storage area with hand crafted timber workshop with power and light. The rear gardens are private and enjoy a south westerly facing aspect, enclosed by fencing laid to lawn with raised patio seating area accessed directly from the bi-fold doors with flush floors, outside garden lighting.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1021 SQ.FT.  
(94.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 757 SQ.FT.  
(70.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1778 SQ.FT. (165.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		82
D	(55-68)	73	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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