



**GODSEY LANE, MARKET DEEPING, PE6 8HT
OFFERS IN EXCESS OF £300,000 FREEHOLD**

A LOVELY THREE BEDROOM SET CLOSE TO AMENITIES, SCHOOLS & THE TOWN CENTRE, HAVING BEEN STRIPPED BACK TO THE BRICK WORK THROUGHOUT, A FULL REFURBISHMENT PROGRAMME HAS BEEN UNDERTAKEN TO CREATE A WONDERFUL LIVING ARRANGEMENT AND HOME, MUCH LOVED BY THE CURRENT OWNERS, BUT NOW READY FOR ITS NEXT CHAPTER

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk



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ACCOMMODATION

With composite entrance door through to;

ENTRANCE PORCH

A space to kick off the shoes at the end of a long day, or to dry the dog from your wet winter walk, with plastered ceiling, ceiling spotlights, double glazed doors through to;

ENTRANCE HALL

A lovely light space with UPVC window to side aspect, stairs to first floor accommodation, power points, telephone point, radiator, plastered ceiling

SITTING ROOM

12'4 x 14'4 a pleasant and comfortable space with UPVC window to front aspect, plastered ceiling, power points, two TV point, cast iron wood burner set in brick surround with timber mantle over

KITCHEN DINING SPACE

11'9 x 18'7 a superb space, working around family gatherings, and day to day living, with UPVC window to rear aspect, refitted with a quality range of matching wall and base level storage units and contrasting work surface with inset sink and swan neck mixer tap, integrated washing machine, fridge/freezer and dishwasher, two single self-cleaning ovens, built in induction four ring hob, the focal and sociable central island unit with a range of drawers inset, space for dining table or sofa area, radiator, power points, TV point, plastered ceiling, built in understairs storage cupboard, UPVC French Doors to garden

LANDING

With UPVC window to side aspect, a light landing space allowing natural light to enter from the southerly facing side window, with access to loft space, plastered ceiling

BEDROOM ONE

10'10 x 11'10 with UPVC window to rear aspect, a range of built in fitted wardrobes, power points, TV point, radiator, plastered ceiling

BEDROOM TWO

10'11 x 11'10 with UPVC window to front aspect, power points, TV point, radiator, plastered ceiling

BEDROOM THREE

7'10 x 7'3 with UPVC window to front aspect, power points, TV point, radiator, plastered ceiling, built in over stairs storage cupboard. The room is currently set up as an office space.

BATHROOM

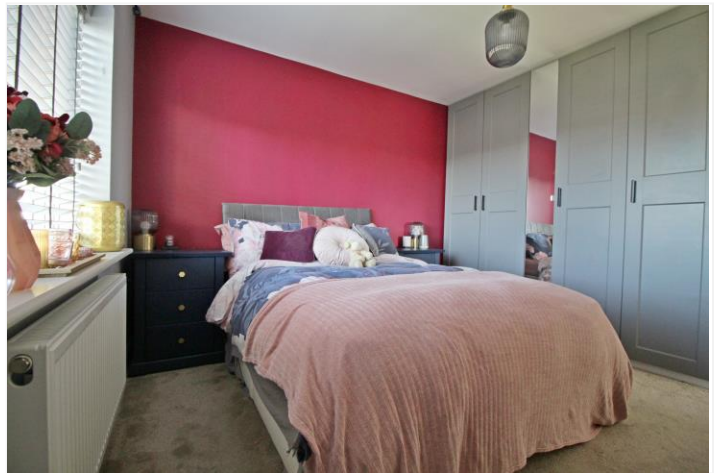
With UPVC frosted window to rear aspect, a beautiful space, a quality refitted four-piece suite with bath with central telephone style mixer tap with shower attachment, wash hand basin with vanity storage unit under, double shower cubicle with sliding glass screen, rainfall shower head, close coupled wc, radiator, heated towel rail, plastered ceiling, recessed ceiling spotlights

OUTSIDE

The property is open plan to the front with a driveway providing off road parking and leads to the single garage. There is a lawned area which could be changed to create additional parking if required. The rear garden is mainly laid to lawn with a range of shrub and planted borders and patio seating area. There is also a store which is situated to the rear of the garage which has power connected.

AGENTS NOTES.

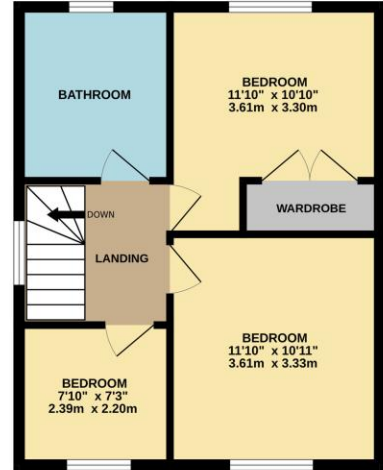
Within the garden there is some wired fencing which sits above the wooden panelled fencing, this is a cat fencing enclosure. This will be removed by the current owners prior to any legal completion as this will be taken with them.



GROUND FLOOR
720 sq.ft. (66.8 sq.m.) approx.



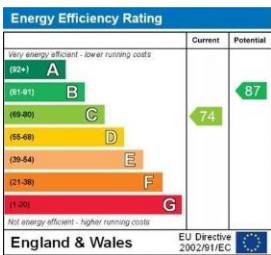
1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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