



**PLOT 1, STAMFORD ROAD, MARKET DEEPING, PE6 8AB**  
**£625,000 FREEHOLD**

A striking new build property wonderfully located minutes from the town yet enjoying uninterrupted views over the river Welland and fields beyond. A quality build in hand cut stone, a mix of traditional craftsmanship and contemporary design.

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## ACCOMMODATION

Sat proudly on the causeway, a stone quoined canopy porch gives way to an attractive entrance door, opening through to:

### ENTRANCE HALL

With oak staircase to the first-floor accommodation and under flooring heating.

### CLOAKROOM

Comprising a contemporary two-piece suite, low level WC with concealed flush and wash hand basin, extractor fan, ceiling spotlights, herringbone LVT flooring and underfloor heating.

### KITCHEN DAY ROOM

**29'11 x 12'8 (irregular shape)** a beautiful room full of bespoke detail, with part vaulted ceiling and dual Velux windows to the side, UPVC window to the front aspect and Bi-fold doors opening onto the southerly facing gardens, comprising a range of quality base and eye level storage units, incorporating quartz work surface with 1 ½ sink inset and mixer tap over, integrated Neff appliances including double oven and five ring gas hob with modern extractor fan over and integrated dishwasher, space and cold water feed for fridge/freezer, central island unit with breakfast bar, zoned lighting, ample space for a table and sofas to gather around, generous power points and underfloor heating.

### UTILITY ROOM

**8'5 x 5'7** with glazed UPVC door onto the southerly facing gardens, comprising a range of quality base and eye level storage units with quartz work surface and under cabinet sink and mixer tap over, plumbing and space for washing machine, space for tumble dryer, part vaulted ceiling, power points and underfloor heating.

### PLANT ROOM

With wall mounted boiler, pressurized water cylinder and controls for the underfloor heating.

### SITTING ROOM

**16'7 x 13'9** one of two wonderful reception room, one to each floor, with dual UPVC windows to the front aspect and UPVC French doors opening onto the southerly facing rear gardens, ceiling spotlights, power points and underfloor heating.

### PRINCIPAL BEDROOM

**13'9 x 10'9** a great space with UPVC French doors opening onto the southerly facing rear gardens and further UPVC window to the front, walk in wardrobe with ample space for dual hanging rails, power points, USB points, ceiling spotlights and underfloor heating

### EN SUITE

Comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit with storage under and double shower cubicle with rain shower over, tiled splashbacks, tiled flooring, extractor fan, ceiling spotlights and underfloor heating.

### LANDING

With traditional style Velux to the front aspect, and UPVC window to the rear with a glimpse of the views over the river, power points and contemporary school master radiator.

### BEDROOM

**12'9 x 9'1** a good double bedroom with Velux window to the rear aspect, loft access, power points and contemporary school master radiator.

### BATHROOM

With Velux window to the front aspect, comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit and tiled panel bath with mixer shower taps, bespoke recess shelving, chrome heated towel rail, tiled splashbacks and tiled flooring.

### FIRST FLOOR SITTING ROOM

**13'7 x 13'9** a fantastic feature to the accommodation a versatile space to take in the views of the river and fields beyond, with UPVC window to the front aspect and UPVC French doors to the rear opening onto a quite striking covered balcony with stone quoin edging and glass balustrade, ceiling spotlights, power points and contemporary school master radiator.

### GUEST BEDROOM

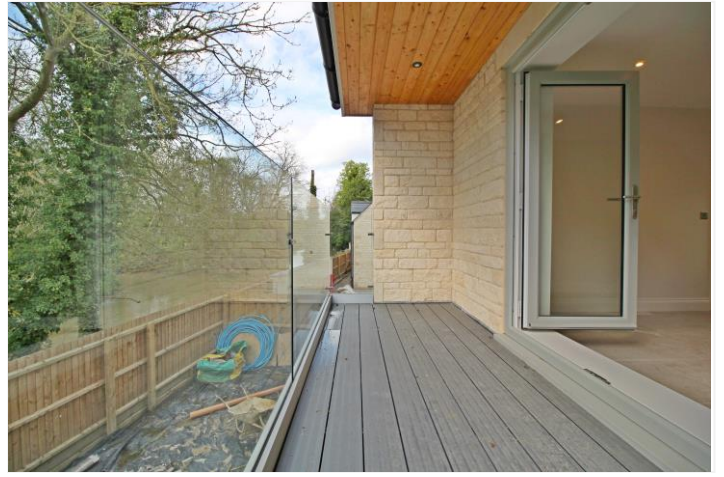
**13'9 x 10'11** another double bedroom with UPVC window to the rear aspect, to soak in the views and Velux window to the front, walk in wardrobe with ample space for dual hanging rails, power points, USB points and contemporary school master radiator.

### EN SUITE

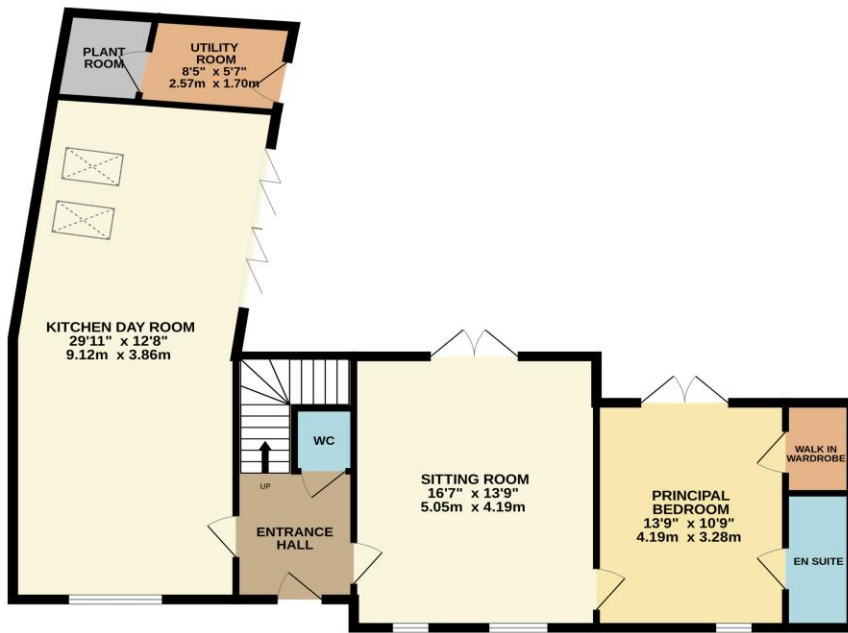
With Velux window to the front aspect, comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit with storage under and double shower cubicle with rain shower over, tiled splashbacks, tiled flooring, extractor fan and ceiling spotlights.

### OUTSIDE

Set along Stamford Road, just minutes from the town amongst cottage and stone houses, electric gates take you through to cobbled driveway with off road parking for at least three vehicles. Gated access takes you through the partially stone walled southerly facing rear gardens, with pathway and patio seating area, outside lighting and levelled gardens.



GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B	85	93
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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