



**PLOT 2, STAMFORD ROAD, MARKET DEEPING, PE6 8AB**  
**£545,000 FREEHOLD**

A handsome stone-built property blending in beautifully to its new surroundings, traditionally built in hand cut stone, enjoying fantastic views over the river Welland and fields beyond, a short stroll to Market Deeping town centre, a superb quality new build.

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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:

### RECEPTION HALL

**11'11 x 10'2** a warm and inviting reception hall greets you with oak stairs to the first-floor accommodation, UPVC window to the front aspect, recessed understairs storage with attractive panelling and wall mounted boiler, coats recess, ceiling spotlights and underfloor heating.

### KITCHEN DINING ROOM

**17'2 x 12'10** a bright and airy kitchen with ample space for dining and entertaining, with UPVC window to both the front and rear aspects, comprising a range of quality base and eye level storage units, incorporating quartz work surface with under cabinet sink 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, ceiling spotlights, power points and underfloor 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.

### SITTING ROOM

**13'1 x 13'9** an attractive reception room, a great space to gather, with UPVC window to the front aspect and bi-fold doors to the side opening onto the southerly facing gardens, power points, ceiling spotlights and underfloor heating.

### LANDING

With UPVC window to the rear aspect offering a glimpse of the river views.

### BEDROOM

**12'11 x 8'9** a good double bedroom with UPVC window to the front aspect, power points, loft access and contemporary school master radiator.

### BEDROOM

**12'11 x 8'1** another lovely room with UPVC window to the rear aspect, enjoying views over the river and fields beyond, power points and contemporary school master radiator.

### BATHROOM

**7'5 x 5'6** with Velux window to the front aspect and comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit, and tiled panel bath with electric shower over and glass screen, tiled splashbacks, tiled flooring, chrome heated towel rail, ceiling spot lights and extractor fan.

### PRINCIPAL BEDROOM

**13'1 x 9'11 (min) 17'3 (max)** a wonderful principal bedroom all about the views, with UPVC French doors to the rear aspect with glass Juliet balcony offering uninterrupted views across the river and fields beyond, further UPVC window to the front aspect, bespoke recessed double wardrobe space, power points and contemporary school master radiator.

### EN SUITE

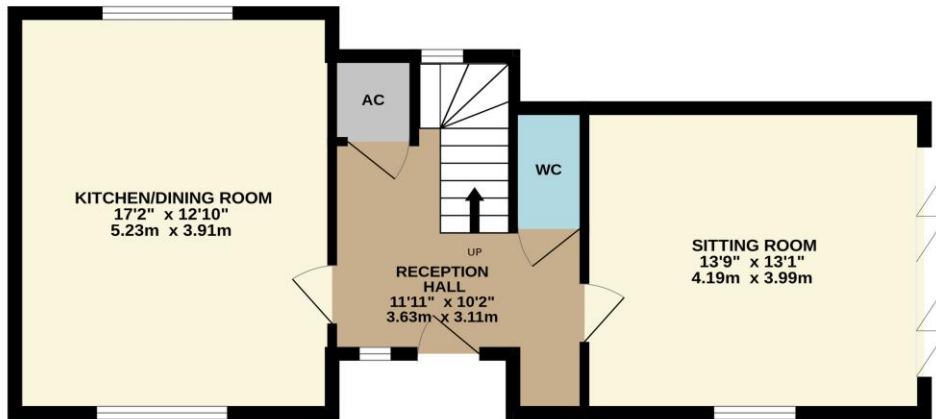
comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit with storage under and cleverly arranged double shower cubicle with rain shower over and recessed shelving, tiled splashbacks, tiled flooring, extractor fan and ceiling spotlights.

### OUTSIDE

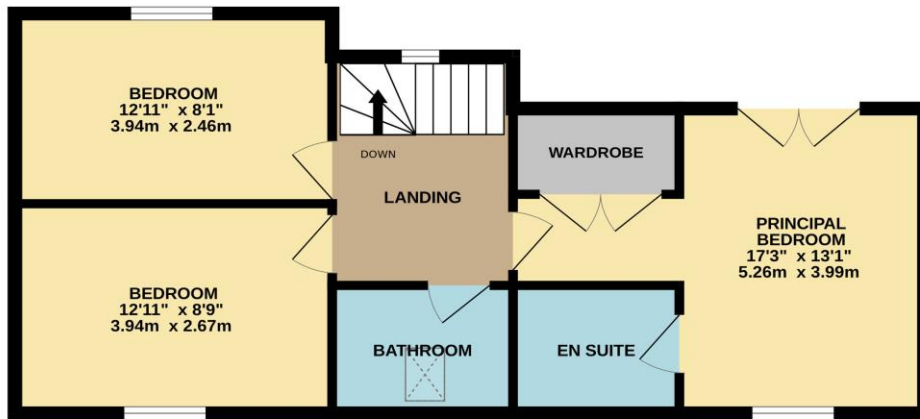
Set along Stamford Road, just minutes from the town amongst cottages and stone houses, a timber kick rail entrance gives access to cobbled driveway offering off road parking for at least two vehicles with turning. Timber gated access leads the side gardens which enjoy a southerly aspect, partially enclosed by stone wall and timber fencing, level and with outside lighting and patio seating area.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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
(82+)	A		93
(61-81)	B	84	
(49-60)	C		
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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