



WOBURN CLOSE, MARKET DEEPING, PE6 8AY
£425,000 FREEHOLD

A MUCH IMPROVED AND CLEVERLY RECONFIGURED FAMILY HOME WITH ATTRACTIVE AND VERSATILE LIVING SPACES, A GREAT SPOT WITHIN A POPULAR ENCLAVE AND A SHORT STROLL TO OPEN GREENS FOR THE DOG. FOUR GOOD BEDROOMS AND FIVE RECEPTION ROOMS, DOUBLE WIDTH DRIVEWAY AND SOUTHERLY FACING REAR GARDENS.

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Across the double width driveway and up to the attractive façade with UPVC entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you, with side stairs to the first floor accommodation, handy under stairs storage, radiator, power points and finished with tile effect flooring.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising low level WC and wash hand basin set in vanity unit, radiator and tiled effect flooring.

DINING ROOM/SNUG

11,6 x 9'2 a great space with UPVC window to the front aspect, radiator, power points and finished with wood effect flooring.

HOME OFFICE

9'7 x 8'1 the must have for the home worker, with dual UPVC windows to the side aspect, radiator, power points, wood effect flooring and opening to 17'5 through to:

FAMILY ROOM

16'4 x 8'3 a great addition to the living space, flowing through from the home office, with UPVC window to the front aspect and part glazed UPVC door onto the side gardens, radiator, power points and wood effect flooring.

SITTING ROOM

15'7 x 12'2 a lovely space to gather with UPVC window to the rear aspect and UPVC sliding patio doors through to the garden room, radiator, power points and TV point.

GARDEN ROOM/CONSERVATORY

14'10 x 12' another great addition to the living space, brick and UPVC construction with UPVC French doors to the side aspect, finished with tiled flooring.

KITCHEN/BREAKFAST

20'6 x 8'1 a long light kitchen breakfast with UPVC window to both the rear and side aspects, part glazed UPVC door to the side, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, breakfast bar, integrated double oven and four ring hob with stainless steel extractor fan over, plumbing and space for dishwasher, Belfast sink with taps over, integrated fridge freezer, radiator, power points, ceiling spotlights and tiled effect flooring.

LANDING

With recessed storage cupboards and doors spanning out to:

BEDROOM

16'10 x 9'8 (min) 14'10 (max) a lovely principal bedroom light and airy with UPVC windows to the front and side aspects, recessed storage cupboard and recessed double wardrobe with hanging rails, radiator, power points and loft access.

EN SUITE

With frosted UPVC window to the side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and double shower with rain shower over, tiled splash backs, tiled flooring and chrome heated towel rail.

BEDROOM

12' x 10' a good double bedroom with UPVC window to the rear aspect, radiator, power points and recessed double wardrobe with hanging rails.

EN SUITE

With frosted UPVC window to the side aspect, comprising low level WC, wash hand basin and shower cubicle with rain shower over, tiled splash backs, radiator and wood effect flooring.

BEDROOM

10' x 9' another double bedroom with UPVC window to the rear aspect, radiator, power points and fitted double wardrobe.

BEDROOM

9'3 x 8'5 with UPVC window to the front aspect, radiator, power points and fitted wardrobe.

BATHROOM

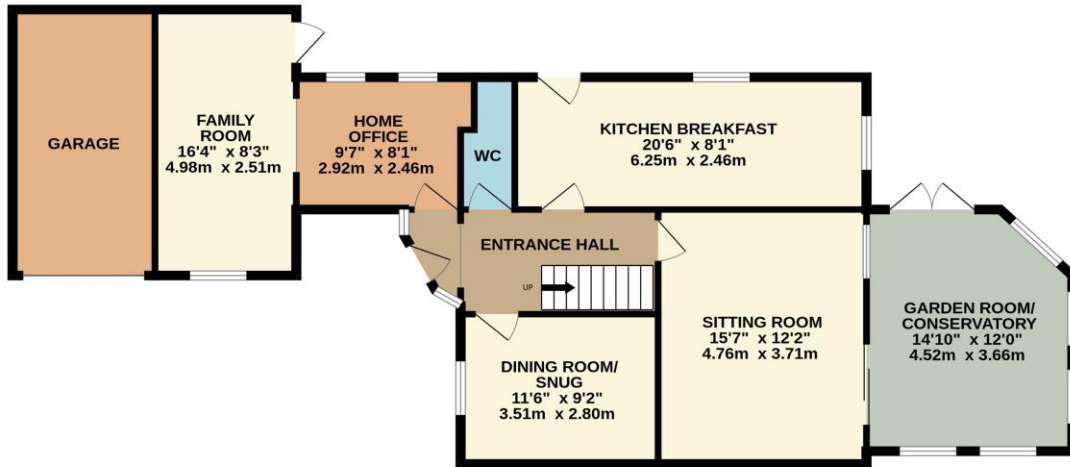
With frosted UPVC window to the side aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with mixer shower taps, fully tiled walls, tiled flooring and chrome heated towel rail.

OUTSIDE

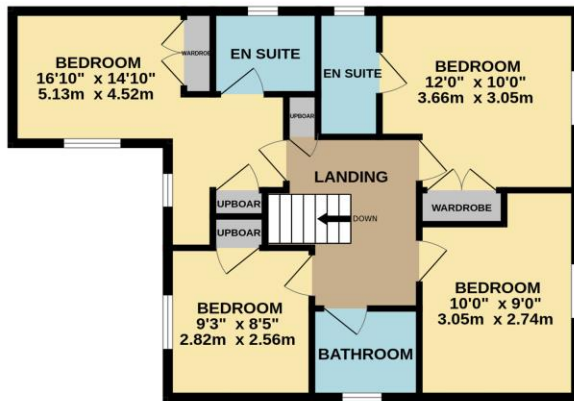
The gravel frontage is open with double width driveway offering off road parking and leading to a SINGLE GARAGE with up and over door, there is also an electric vehicle charging point positioned by the front door. The side gardens are enclosed by panel fencing with patio seating area and raised lawn with second raised patio seating, outside power points and opening around to the rear gardens again enclosed by fencing mainly laid to lawn with mature well stock shrub borders and further seating.



GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 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		
(35-60)	C		
(55-69)	D	70	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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