



HIGH STREET, MARKET DEEPING, PE6 8ED
£230,000 FREEHOLD

A STRIKING STONE MEWS COTTAGE DATING BACK TO APPROXIMATELY 1880 A SUPERB POSITION JUST A STONE'S THROW FROM MARKET DEEPING TOWN. SENSITIVELY RENOVATED OVER THE YEARS TO A LOVELY STANDARD AND RETAINING MANY OF ITS ORIGINAL CHARM AND INDIVIDUAL FEATURES, WITH AN ABUNDANCE OF CHARACTER

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From the arched entrance lobby, you enter the warm and welcoming sitting room with cast open fireplace, ideal for the cooler nights to come, through to a pretty and refurbished quality kitchen/breakfast with fitted appliances and latch doors, there is newly built dining room/snug with part vaulted ceiling and handy utility room. Upstairs are two good double bedrooms and a refitted family bathroom, outside there are attractive split level landscaped gardens, ideal for entertaining. The property is well situated within the town centre

Arched entrance door through to an attractive shared covered passage, with solid entrance door leading through to:-

SITTING ROOM

13' x 12'1 with restored sash windows to front aspect and original timber shutters, radiator, power points, television point, a striking ornate timber fire surround with cast inlay and open fire inset, opening through to;

KITCHEN/BREAKFAST

10'5 x 9' with restored sash window to rear aspect and stable door opening into the newly built dining room/snug, comprising a range of shaker style base and eye level storage units incorporating wood effect work surface with inset stainless steel sink and mixer tap over, tiled splash backs, the integrated appliances including dishwasher, fridge, freezer, stainless steel oven and four ring hob with extractor hood over, latch door to a clever walk in pantry with shelving under the stairs, and second latch door to

the hidden stairs to the first floor, ceiling spotlights, and tiled flooring.

DINING ROOM/SNUG

10'10 x 11' a great space, a beautiful extension with part vaulted ceiling and dual Velux windows, exposed stone and French doors opening onto the rear gardens, vertical radiator, power points and TV point.

UTILITY ROOM

With work surface, wall mounted combination boiler, plumbing for automatic washing machine and power points, there is also an external CLOAKROOM comprising a classic high level WC and wash hand basin.

LANDING

Split level and giving access to:-

BEDROOM 1

13' x 10' with restored sash window to front aspect, radiator with lattice cover, a pretty cast bedroom fireplace, feature recess alcove and power points.

BEDROOM 2

10'6 x 9' with restored sash window to rear aspect, radiator, power points and loft access.

BATHROOM

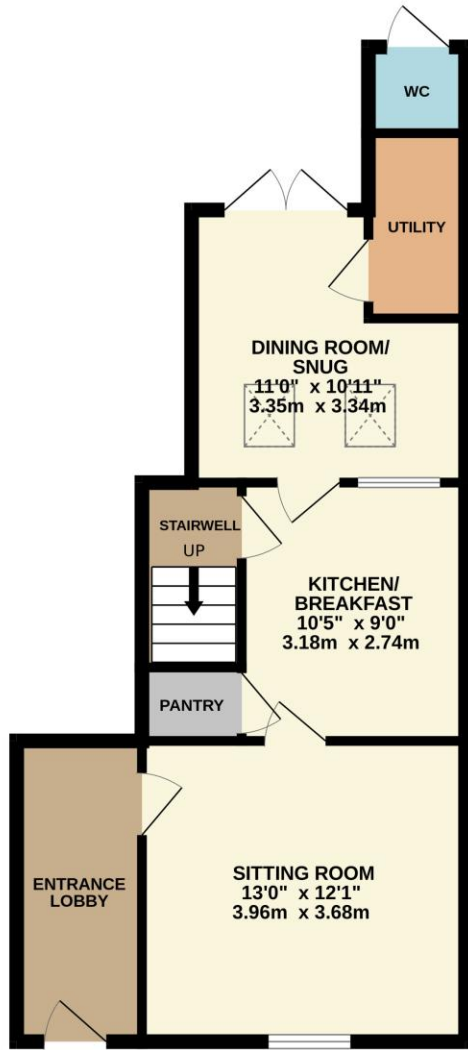
Comprising a classic three piece suite, high level WC, pedestal wash hand basin and claw feet bath with rain shower over and glass screen, ½ tiled walls and tiled floor, school master radiator and ceiling spot lights.

OUTSIDE

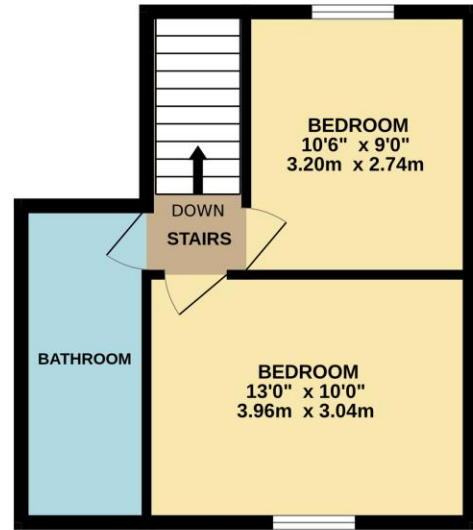
The rear gardens feel private and welcoming, enjoying the sun throughout the day. Enclosed by fencing and brick wall, recently landscaped with patio seating and stone wall with steps up to a new lawn, stepping stones lead to an attractive second patio with timber arbour over, the gardens have been thoughtfully designed and well executed ideal for entertaining friends and family.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(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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