



STAMFORD ROAD, MARKET DEEPING, PE6 8AB
£235,000 FREEHOLD

A DELIGHTFUL TWO BEDROOM COTTAGE SET JUST A STONE'S THROW FROM THE TOWN CENTRE. THE RIVER WELLAND PROVIDING THE PERFECT BACK DROP FROM THE GARDEN OFFERING A SOUTHERLY FACING AND PRIVATE ASPECT. EXPOSED STONEMWORK AND BEAMS RETAIN THE CHARACTER AND CHARM OF THE COTTAGE, WHILST PROVIDING A MODERN FEEL.

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



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Just on the doorstep of Market Deeping town centre lies this lovely quaint two bedroom cottage with a southerly facing garden with the River Welland providing the back drop. A serene outdoor space, perfect for unwinding at the end of the day or lazy weekend afternoons.

The main entrance doors leads to the sitting room, a comfortable yet cosy space, to the rear is a kitchen breakfast room, which has been refitted by the present vendors and makes a lovely light space and maximises the space perfectly. The first floor leads to the principal bedroom with it's stunning vaulted ceiling and beams with two windows allowing light from the south facing aspect to flood the room and provide a view over the River Welland, bedroom two is a single bedroom/dressing room or useful study space. The family bathroom offers a four piece suite with separate shower and roll top bath.

The rear garden offers a low maintenance and pleasant outdoor space to relax and enjoy the river back drop with the banks mature tree line and privacy. Parking to the cottage is on street.

Accommodation comprises;

Sitting Room

11'4 x 12'5 with UPVC window to front aspect, radiator, wood effect flooring, power points, TV point, feature fireplace, plastered ceiling, recessed ceiling spotlights

Kitchen Breakfast Room

10'10 x 11'6 maximum with UPVC window to rear aspect, overlooking the garden and river beyond, a quality refitted kitchen with a range of wall and base level storage units with contrasting work surface, integrated oven and hob, space for washing machine, space for fridge/freezer, stainless steel sink unit with swan neck mixer tap, tiled splashback, power points, radiator, plastered ceiling, recessed ceiling spotlight

Landing

Bedroom One

10'10 x 11'6 maximum with two UPVC window to the rear aspect providing views over the River Welland, a lovely bedroom with the vaulted ceiling providing an impressive look to the room, radiator, power points, plastered ceiling

Bedroom Two

8'10 x 4'6 with UPVC window to front aspect, a single bedroom, dressing room or study space, wood effect flooring, exposed stonework, power points, plastered ceiling

Bathroom

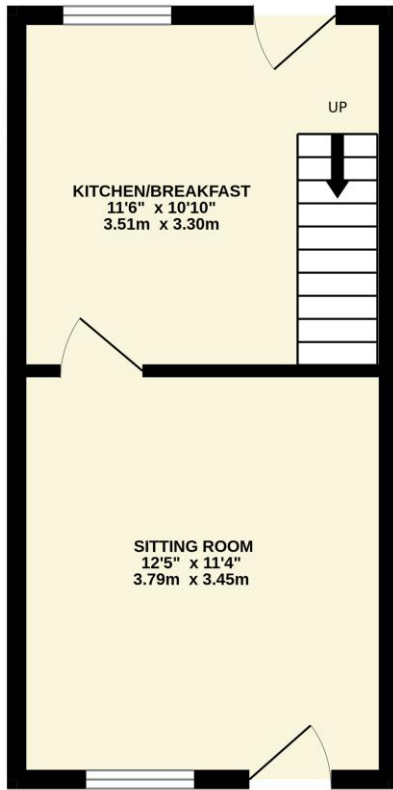
6' x 12'1 with frosted UPVC window to front aspect, a lovely four-piece bathroom suite with separate shower cubicle, wash hand basin set in vanity storage unit, wc, roll top bath with telephone style hand shower attachment, plastered ceiling, recessed ceiling spotlights, feature fireplace

Outside

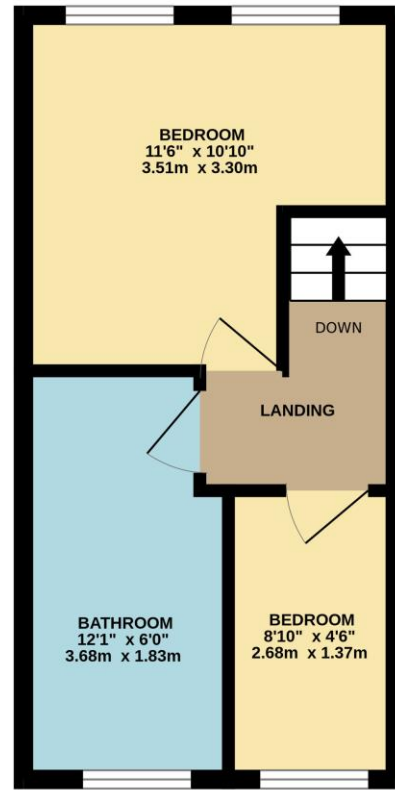
A lovely cottage style garden, designed for easy maintenance and laid to patio, a pleasant and serene space to sit and relax enclosed by brick and stone walling, outdoor power points, outside tap. Parking to the cottage is on street.



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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		86
(69-80)	C	66	
(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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