



KESTEVEN DRIVE, MARKET DEEPING, PE6 8DU

£445,000 FREEHOLD

A generous and versatile detached family home, set in a popular enclave just minutes from open greens. Enjoying westerly facing rear gardens designed for entertaining. Extended parking to the open frontage and spacious living to the ground floor, five bedrooms and three shower rooms.

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

Winkworth

for every step...



winkworth.co.uk



Across the extended block paved driveway with parking for three, and up to the attractive tudor style façade, with part glazed entrance door opening through to:

ENTRANCE LOBBY

A place to kick off your shoes and hang the coats, a bright space with UPVC window to the side aspect.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a two-piece suite, low level WC and wash hand basin, chrome heated towel rail and wood effect flooring.

CENTRAL DINING ROOM

17'4 x 18'5 (max) the hub, the meeting space for the family to gather, a spacious and versatile living area for all, with reverse stairs to the first-floor accommodation and sliding patio doors through to the garden room, modern vertical radiator, power points, ceiling spotlights, handy under stairs storage and finished with wood effect flooring.

HOME OFFICE

7'2 x 8'4 a great space to work from home, with glass block work to the side aspect, radiator, power points and finished with wood effect flooring.

SITTING ROOM

18'5 x 11'4 a long light sitting room with a lovely box bay UPVC window to the front aspect and bespoke window seat, with French doors onto the garden room, feature stone fireplace with wood burner inset, radiator, power points and TV point.

GARDEN ROOM

19'3 x 9'2 a fantastic multi-purpose room with French doors leading onto the westerly facing rear gardens joining the outside entertaining area to the inside, radiator, power points and finished

with wood effect flooring.

KITCHEN BREAKFAST

17' x 12'11 a lovely bright room with dual UPVC windows to the rear aspect and further UPVC window to the side and part glazed door to the side, ample space for a table and comprising a range of refitted modern base and eye level storage units, incorporating solid wood work surface with Belfast sink inset and mixer tap over, range space with freestanding range and extractor hood over, integrated dishwasher, fridge freezer space, plumbing and space for washing machine, power points, tiled effect flooring and pedestrian door to the garage.

LANDING

With recessed airing cupboard, radiator, power points and replacement ¾ timber doors spanning out to:

BEDROOM

11'4 x 7'10 a good space with UPVC window to the front aspect, radiator and power points.

BEDROOM

10'10 x 7'6 another good bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

10'7 x 10'7 a good double with UPVC window to the rear aspect, radiator and power points.

SHOWER ROOM

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

GUEST BEDROOM

11'10 x 9'6 with UPVC window to the front aspect, radiator, power points and ceiling

spotlights.

EN SUITE

Comprising a refitted modern 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 extractor fan.

PRINCIPAL BEDROOM

17' x 13' a superb principal suite entered via the DRESSING ROOM with dual hanging and bespoke shelving, the bedroom enjoys dual UPVC windows to the rear aspect, radiator, power points and ceiling spotlights.

EN SUITE

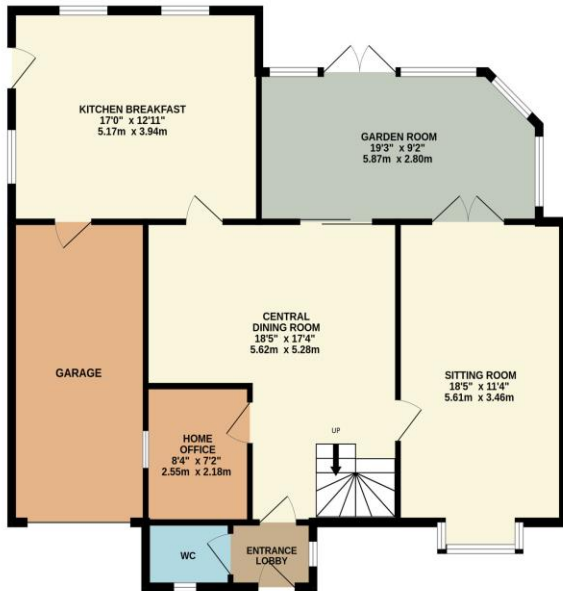
A good size en suite, comprising a four-piece suite, low level WC, wash hand basin, shower cubicle and corner bath ½ tiled walls, radiator and tiled flooring.

OUTSIDE

Set toward the end of a popular enclave a few minutes from wide open greens, ideal for dog, the attractive frontage is open, and block paved to extend the off-road parking to three, leading to a SINGLE GARAGE 18'10 x 9'2 with up and over door, power and light connected. The rear gardens enjoy a westerly facing aspect, and are enclosed by fencing mainly laid to lawn, set to entertain family and friends, extended patio seating with hot tub, raised decking and timber bar, with slate beds and shrub borders.



GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 2062 sq.ft. (191.6 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.
Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 70 | 80 |
| EU Directive 2002/91/EC | | | |



for every step...

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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.