



CEDASR CLOSE, MARKET DEEPING, PE6 8BD
£315,000 FREEHOLD

A wonderful extended family home, superbly located across from open greens and a short stroll to the town. Enjoying southerly facing rear gardens and generous parking, with additional family room, utility and shower room to the ground floor, three bedrooms upstairs and a fantastic extended bathroom.

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Across the attractive driveway and up to the glazed UPVC entrance door, through to:

ENTRANCE PORCH

A place to kick off your boots and hang your coats, with tiled floor and further UPVC door through to:

ENTRANCE HALL

A bright and welcoming space with stairs leading to the first floor accommodation

SITTING ROOM/DINING

22'5 x 14'11 (max) 8'7 (min) a long and inviting room with UPVC window to the front aspect, dual radiators, cast fire surround with open fire inset, power points, TV point, finished with wood effect flooring

KITCHEN

15'11 x 8'4 a lovely light room with UPVC window to the rear aspect and further UPVC window to the side, comprising a range of modern refitted base and eye level storage units, incorporating roll edge work surface with ceramic sink inset and mixer tap over, integrated double oven and four ring induction hob with extractor fan over, breakfast bar, plumbing and space for dishwasher, power points tiled floor and under stairs storage

FAMILY ROOM

13'4 x 8'4 a great addition to the accommodation, a versatile space with UPVC window to the rear aspect and UPVC sliding doors to the side, radiator, power points and TV point.

UTILITY ROOM

6'5 x 5'10 a handy space with UPVC window and door to the rear aspect, base level storage unit with stainless steel sink and mixer taps over, plumbing and space for washing machine, space for tumble dryer, radiator, power points and tiled floor

SHOWER ROOM

With frosted UPVC window to the front aspect, comprising a three piece suite, low level WC, wash hand basin and corner shower cubicle with shower over, radiator and tiled floor.

LANDING

Loft access with pull down ladder and doors to;

BEDROOM

12' x 9'11 with UPVC window to the front aspect, with views over the green, radiator, TV point and power points

BEDROOM

11'7 x 10'2 with UPVC window to the rear aspect, recessed airing cupboard housing wall mounted combination boiler (replaced in February 2020) radiator, power points and TV point.

BEDROOM

8'6 x 7'9 with UPVC window to the front aspect, with views over the green, radiator, TV point, power points and built in single wardrobe with hanging rails

BATHROOM

11'10 x 7'10 a great space with frosted UPVC window to the rear aspect, comprising a modern four-piece suite, low level WC, wash hand basin set in vanity unit, panel bath and corner shower cubicle with shower over, chrome heated towel rail and stripped wood flooring.

OUTSIDE

A fantastic position, within walking distance of town and enjoying views over the central green to the front. A re-laid driveway offers extended off road parking and leads to an **OVERSIZE SINGLE GARAGE**, with up and over door. Gated access leads to the southerly facing rear gardens enjoying a good degree of privacy, mainly enclosed by fencing laid to lawns with shrub beds, patio seating area and brick weave pathways and timber shed.



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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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