



GRIMSTHORPE CLOSE, MARKET DEEEPING, PE6 8BW
£399,000 FREEHOLD

A FANTASTIC FAMILY HOME, WELL LOCATED IN A WONDERFUL CORNER PLOT WITH WRAP AROUND SOUTH WESTERLY FACING GARDENS AND ITS OWN BAR. BEAUTIFULLY APPOINTED WITH REFITTED BATHROOMS AND AN ATTRACTIVE MODERN FLARE TO THE SITTING ROOM AND SNUG, ALONG WITH A HOME OFFICE AND FOUR BEDROOMS.

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ENTRANCE HALL

A bright and welcoming reception greets you, with side stairs to the first-floor accommodation and finished with modern wood effect flooring.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, finished with tiled flooring.

HOME OFFICE

7'7 x 6'2 a dedicated space to work from home with UPVC window to the side aspect, radiator and power points.

SITTING ROOM

16'6 x 11'1 a beautifully appointed reception room with a striking flare, UPVC window to the front aspect and further UPVC box bay window to the front, attractive contemporary limestone fireplace, radiator, power point and TV point with double doors opening through to:

SNUG

9'5 x 10'8 a wonderful and versatile space with UPVC French doors on to the generous rear gardens, attractive panelling, radiator, power points and TV point.

KITCHEN BREAKFAST ROOM

13'3 x 11' a light and airy room with UPVC window to the rear and further UPVC box bay window to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over,

integrated oven and four ring hob, plumbing and space for dishwasher, breakfast bar, vertical radiator, power points and tiled flooring.

UTILITY ROOM

7'7 x 5'7 with part glazed UPVC door to the side aspect, roll edge work surface, plumbing and space for washing machine, fridge/freezer space, power points wall mounted boiler and tiled flooring.

LANDING

With recessed airing cupboard and doors spanning out to:

BEDROOM

14'3 x 8'6 with UPVC window to the front aspect, radiator and power points.

BEDROOM

11'6 x 7'10 with UPVC window to the rear aspect, radiator and power points.

BEDROOM

10'1 x 7'10 with UPVC window to the rear aspect, radiator and power points.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a refitted modern three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with shower over, alcove shelving, chrome heated towel rail and contemporary wood effect flooring.

PRINCIPAL BEDROOM

12'5 x 11'2 a lovely room with UPVC window to the front aspect, part modern panel wall, fitted double wardrobe with hanging rails, radiator, power points and TV point.

EN SUITE

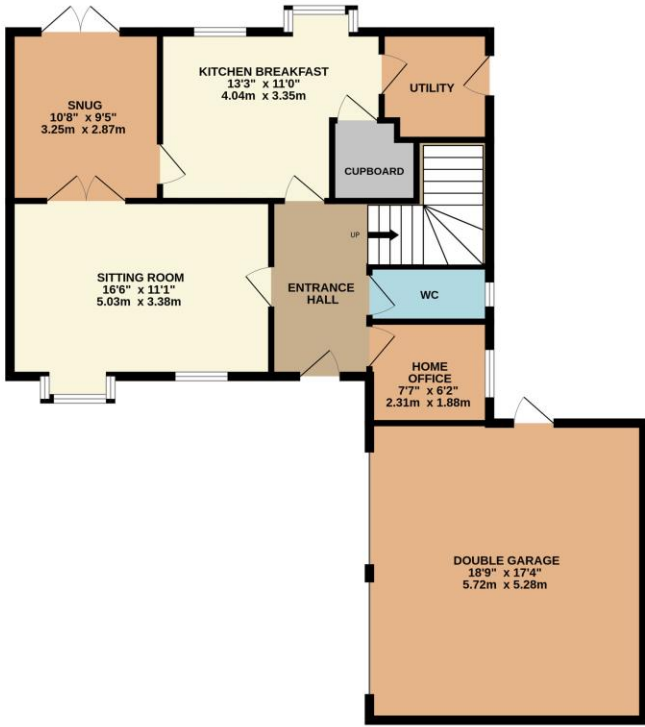
11'3 x 7'1 a luxurious space to relax and unwind, with frosted UPVC window to the side aspect and comprising a refitted quality four-piece suite, low level WC, wash hand basin set in vanity unit walk in double shower cubicle with rain shower over and panel bath with side mounted taps and recessed mirrored alcove, chrome heated towel rail, ceiling spotlights and contemporary wood effect flooring.

OUTSIDE

Set in a fantastic corner plot, the frontage is open with a double width driveway offering off road parking for at least two vehicles and leading to a DOUBLE GARAGE 18'9 x 17'4 with twin up and over doors, power and light connected with pedestrian door to the rear. The rear gardens are a delight and enjoy a south westerly aspect and wrap around the side and rear, there is a covered BBQ area opening onto raised timber decking and power connected for a hot tub, the gardens continue with neat lawns and mature trees and shrubs, further patio seating and a TIMBER SUMMER HOUSE/BAR with power and light connected and adjacent storage shed.



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1698 sq.ft. (157.8 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
More energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(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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