



**CLOVER ROAD, MARKET DEEPING, PE6 8JX**  
**£325,000 FREEHOLD**

Set along this established roadway and just a short walk to Market Deeping's town centre, an ideal position for a family home with local schools, amenities, parks and doctors' surgery all close by. This is also benefitted by offering no forward chain.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)



for every step...



[winkworth.co.uk](http://winkworth.co.uk)





Set along this established roadway and just a short walk to Market Deeping's town centre, an ideal position for a family home with local schools, amenities, parks and doctors' surgery all close by. An extended detached home with two generous reception rooms complimented by the spacious kitchen breakfast room, along with four well-proportioned bedrooms are on offer to the first floor, a private westerly facing rear garden lies to the rear of the property. This home also has the added advantage of being sold with no forward chain

#### ACCOMMODATION

Across the gravelled driveway and pathway, leading to the entrance door through to;

**ENTRANCE PORCH & INNER LOBBY**  
with stairs to first floor accommodation, power points

**DINING/FAMILY ROOM**  
14'6 x 12'4 with two UPVC windows to front aspect, radiator, power points, TV point, telephone point, ceiling spotlights, boiler cupboard housing gas heating boiler

**SITTING ROOM**  
15'10 maximum x 17'10 maximum, L-shaped room with two radiators, power points, TV point, UPVC French doors opening out to the rear garden

#### CLOAKROOM

With hand basin set in vanity storage unit, closed coupled wc, tiled flooring, extractor fan

#### KITCHEN BREAKFAST ROOM

16'5 x 9' with UPVC window to rear aspect, fitted with a range of matching wall and base level storage units with contrasting work surface over, stainless steel sink unit with swan neck mixer tap, integrated electric hob, integrated eye level grill and oven, space for washing machine, space for fridge, power points, ceiling spotlights

#### LOBBY

5'7 x 3'4 with ceiling spotlights, door to garden

#### LANDING

With access to loft space, power points, ceiling spotlights

#### BEDROOM ONE

13'11 x 11'2 maximum measurement, with UPVC window to rear aspect, power points, TV point, airing cupboard

#### BEDROOM TWO

13'10 x 9'1 with UPVC window to rear aspect, power points, TV point, radiator

#### BEDROOM THREE

11'9 maximum x 8'6 with UPVC window to front aspect, power points, radiator

#### BEDROOM FOUR

6'8 minimum x 9' maximum into built in wardrobes, with UPVC window to front aspect, triple fitted wardrobe with hanging rails, shelving and storage, power points

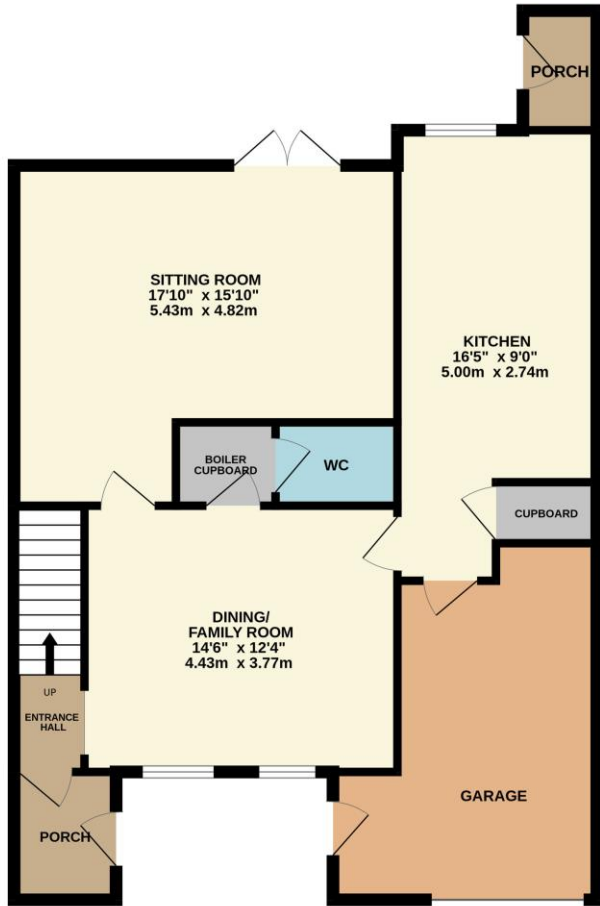
#### OUTSIDE

The front of the property is open plan with a gravelled driveway providing parking leading to the single garage (16'7 x 12'7 maximum, with power and light connected), planted bushes are stocked in the gravel borders. The rear of the property is enclosed by timber panelled fencing to side and rear aspect, a patio provides a pleasant seating, mainly laid to lawn with shrub borders,

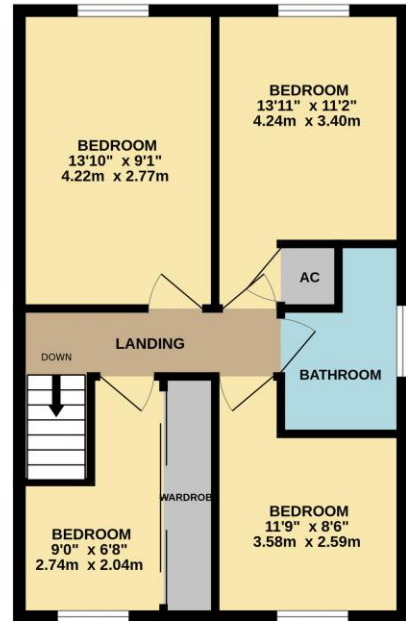




GROUND FLOOR  
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (129.9 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



for every step...

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.