



WILLOUGHBY AVENUE, MARKET DEEPING, PE6 8JE
OFFERS IN EXCESS OF £205,000 FREEHOLD

A WONDERFUL FAMILY HOME, WELL LOCATED FOR LOCAL PRIMARY SCHOOL, AMENITIES AND PARKLAND, ENJOYING A WESTERLY FACING REAR GARDEN AND SOLD WITH THE ADVANTAGE OF NO UPWARD CHAIN. A LOVELY THREE-BEDROOM PROPERTY WITH A LONG LIGHT SITTING ROOM AND KITCHEN DINER, WITH REFITTED SHOWER ROOM.

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

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Across the open frontage and driveway and up to the UPVC entrance door, through to:

ENTRANCE HALL

A welcoming reception greet you with stairs to the first-floor accommodation, understairs storage cupboard, radiator and power points.

SITTING ROOM

20'7 x 8'8 (min) 12'2 (max) a long light room with sliding UPVC door to the rear aspect and further UPVC window to the rear, exposed brickwork, dual radiators, power points, TV point, tiled fireplace with open fire inset (unchecked).

KITCHEN DINING

17'7 x 9' (max) 6'2 (min) another long light room with UPVC windows to the front and side aspect and UPVC glazed door to the side, comprising a range of base and eye level storage units incorporating straight edge work surface with stainless steel sink inset, integrated oven and four ring gas hob, fridge/freezer space, plumbing and space for washing machine, finished with wood effect flooring.

SIDE LOBBY

A handy covered side entrance with part glazed UPVC door to both the

front and rear aspects.

LANDING

With loft access, recessed boiler cupboard with wall mounted Worcester boiler.

BEDROOM

10'11 x 11'11 a good double bedroom with UPVC window to the front aspect, radiator and power points

BEDROOM

12'1 x 6'2 a long single bedroom with UPVC window to the front aspect, radiator and power point.

BEDROOM

10'11 x 8'8 with UPVC window to the rear aspect, radiator, power points and eaves storage.

SHOWER ROOM

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

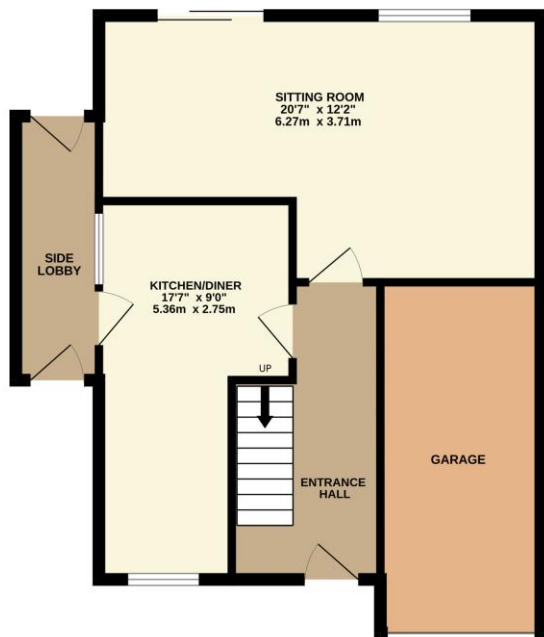
OUTSIDE

Set along a popular non estate roadway with a primary school at the end, a great spot for local amenities

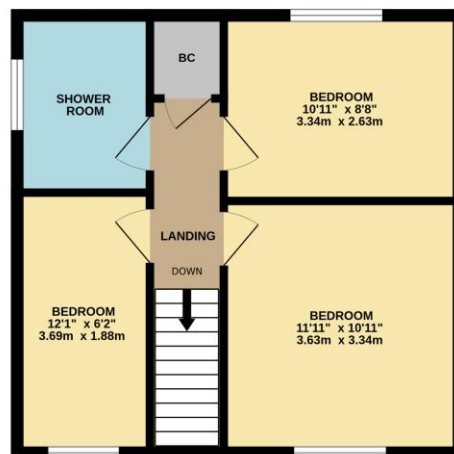
and parks, the frontage is open with concrete driveway offering off road parking and hard landscaped paved area for additional parking, raised brick planters and SINGLE GARAGE with up and over door. Via the covered side lobby there is access to the rear gardens which enjoy a westerly aspect, enclosed by panel fencing with extended patio seating area, artificial lawn, pebble beds and raised wood edged planters, space for a timber shed.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



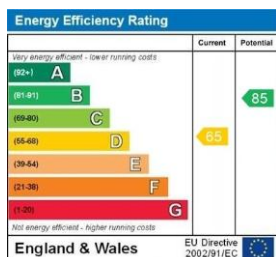
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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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