



CHURCH VIEW, NORTHBOROUGH, PE6 9DQ
£340,000 FREEHOLD

AN EXCEPTIONAL DETACHED BUNGALOW, WELL LOCATED WITHIN THE EVER-POPULAR VILLAGE OF NORTHBOROUGH TOWARD THE END OF A WELL-REGARDED CAUSEWAY. RECONFIGURED OVER THE YEARS TO MAXIMIZE THE SPACE, CULMINATING IN ATTRACTIVE AND COMFORTABLE SINGLE STOREY LIVING.

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

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Set within a popular modern development toward the end of the enclave, you cross the neat frontage and along the driveway up to the UPVC entrance door opening through to:

ENTRANCE PORCH

A bright and welcoming reception greets, a space to hang your coats and take off your shoes, with door opening through to:

SITTING ROOM/DINING

16'1 (max) x 17'3 (max) L shape a light and inviting living space with ample space for sofas and a dining table, a modern open plan feel, with UPVC bay window to the front aspect, feature fireplace with gas fire inset, finished with wood flooring, radiator, power points and TV point.

BEDROOM

12'2 x 8'4 a reconfigured space adding to the accommodation with UPVC window to the front aspect, radiator, power points and TV point, with door to:

WALK IN WARDROBE

Finished with wood effect flooring, wall mounted boiler and hanging rails.

INNER HALL

With recessed storage cupboard, loft access, wood flooring and recessed airing cupboard.

BEDROOM

8'11 x 7' (into wardrobe) currently a handy home office but equally a single bedroom, with UPVC window to the rear aspect, built in double wardrobe with sliding doors and

hanging rails.

BEDROOM

10'6 x 12'2 a good double bedroom with UPVC window to the rear aspect, with ample fitted storage, a range of wardrobes with hanging rails and shelving cupboards, radiator and power points.

WET ROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and walk in wet area with electric shower over, tiled splash backs, ½ tiled walls and chrome heated towel rails.

KITCHEN

12' x 8' with UPVC window to the rear aspect and part glazed UPVC door to the side into the conservatory, comprising a range of wood fronted base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, integrated electric double oven and four ring gas hob, plumbing and space for washing machine, fridge space, power points and tiled effect flooring.

CONSERVATORY

18'10 x 5'9 a handy addition, brick and UPVC construction with UPVC doors to both the front and rear gardens, with power points and wood effect flooring.

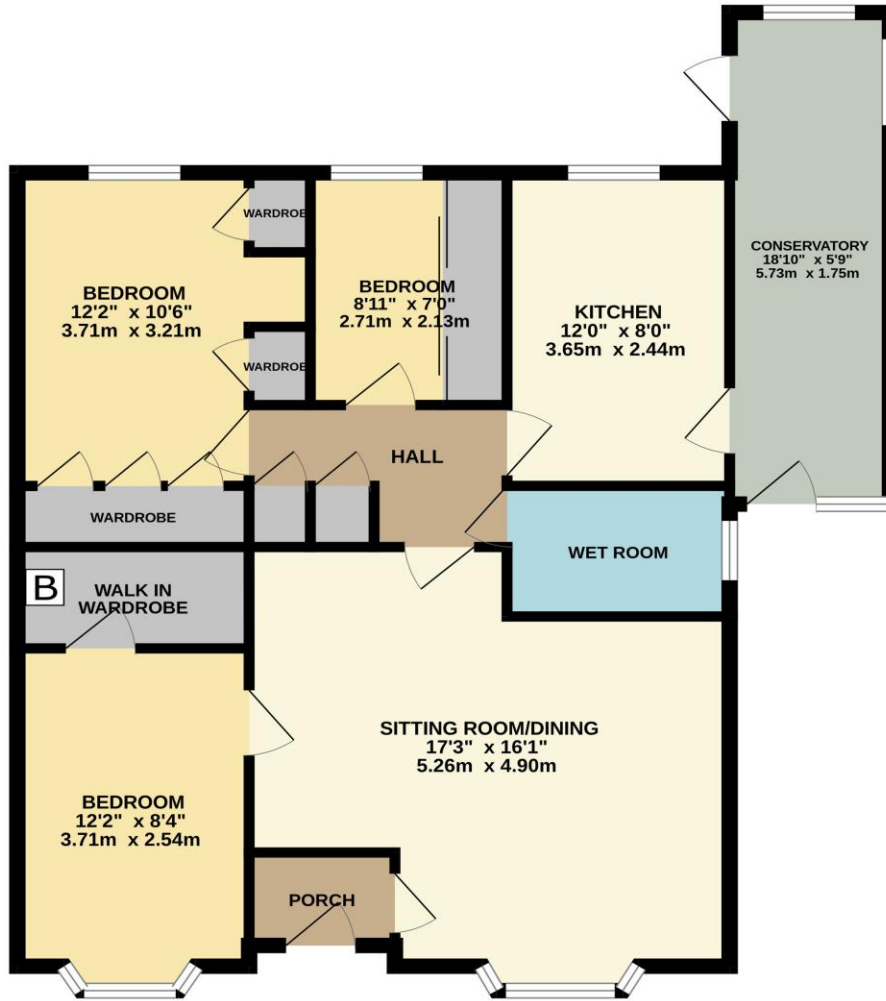
OUTSIDE

A wonderful position, toward the end of a modern and popular enclave, the frontage is open and mainly laid to lawn with mature

shrubs continuing to the side of the bungalow, there is a driveway to the front offering off road parking for two vehicles. Gated side access to the rear gardens which are enclosed by fencing and mainly laid to lawns with extended patio seating area and well stocked mature borders, space for a timber shed, apple, plum and sloe trees, outside power points and outside tap.



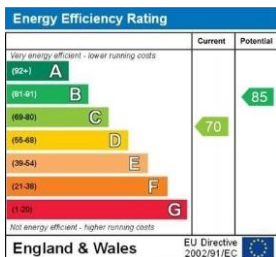
GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.
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