



**BARONESS WAY, MARKET DEEPING, PE6 8FJ**  
**£335,000 FREEHOLD**

Set within a small enclave on this modern development, positioned close to local amenities, schools and parks, a family home that has been greatly improved by the current vendor with the refitting of the kitchen dining space, bathroom and en-suite.

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Set within a small enclave on this modern development, positioned close to local amenities, schools and parks, a family home that has been greatly improved by the current vendor with the refitting of the kitchen dining space, bathroom and en-suite, a lovely home, with a nice warm and an attractive southerly facing rear garden

#### ACCOMMODATION

##### ENTRANCE HALL

A lovely welcoming space with power points, radiator, plastered ceiling, stairs to first floor accommodation

##### CLOAKROOM

Two-piece suite with low level wc, wall mounted wash hand basin, tiled splashback, radiator, plastered ceiling

##### SITTING ROOM

10'8 x 20'3 with UPVC to front aspect, a generous reception room running front to back of the property, power points, TV point, two radiators, plastered ceiling, UPVC French Doors opening out to the rear garden

##### KITCHEN DINING ROOM

8'1 x 20'4 with UPVC window to front and rear aspect, a light space with a range of refitted wall and base level storage units with solid wooden work surface over, built in dishwasher, integrated eye level oven and grill, built in four ring gas hob with extractor hood over, stainless steel sink unit with swan neck mixer tap, tiled splash back, plastered ceiling, under cabinet lighting, built in

storage cupboard, door to;

##### UTILITY ROOM

6'10 x 5'2 with space for fridge/freezer, space for washing machine, tiled splash back, wall mounted heating boiler, plastered ceiling, door to garden

##### LANDING

With access to loft space, built in airing cupboard with linen shelving

##### BEDROOM ONE

11'1 x 11'1 a light room with UPVC Window to rear aspect, radiator, power points, plastered ceiling, built in double wardrobe, door to;

##### EN-SUITE

With UPVC frosted window to rear aspect, a refitted suite with back to wall wc, wash hand basin set in vanity unit, tiled splash back, tiled shower with sliding glass screen with shower over, radiator, plastered ceiling

##### BEDROOM TWO

11'1 x 8'2 with UPVC window to rear aspect, radiator, power points, plastered ceiling

##### BEDROOM THREE

7'7 x 8'10 with UPVC window to front aspect, radiator, power points, plastered ceiling

##### BEDROOM FOUR

8'3 maximum x 8'10 L-Shaped Room with UPVC window to front aspect, power points, radiator, plastered ceiling. This room is

currently set up as an office space

##### BATHROOM

With frosted UPVC window to front aspect, a refitted suite with close coupled wc, pedestal wash hand basin, panelled bath with rainfall shower over, full height wall tiling, radiator, plastered ceiling, ceiling spotlights

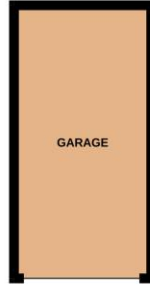
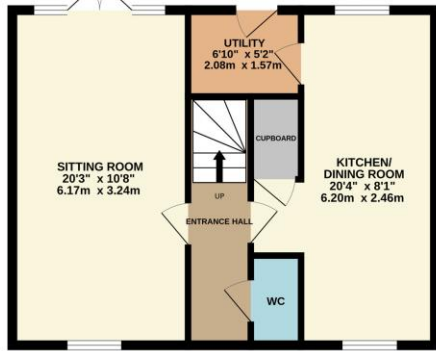
##### OUTSIDE

Set within this small enclave, a gravelled frontage provides an attractive yet easy maintenance style with a pathway leading to the front door, a driveway provides parking for two cars and leads to the single garage. Side gated access gives access to the rear garden, an attractive and comfortable space, taking advantage of its south facing rear aspect, mainly laid to lawn, two patio seating areas, the gardens are enclosed by fencing to side and rear aspect, with shrub and floral borders, outside cold-water tap

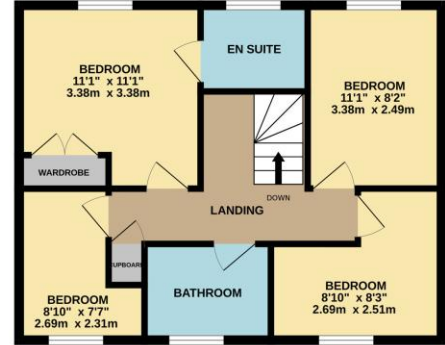




GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



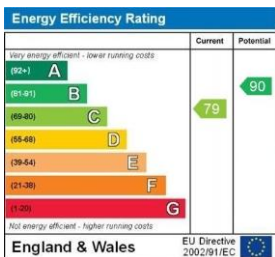
1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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.  
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