



BRAMLEY ROAD, MARKET DEEPING, PE6 8JG

£255,000 FREEHOLD

A delightful established semi-detached family home in a fantastic location, along an established and popular causeway, a short walk to the town and amenities. With three bedrooms, refitted kitchen, sitting room with cast wood burner and dining room.

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Set along a popular and established roadway, a short stroll to the town and amenities, set back from the causeway behind neat hedging, you cross the driveway and up to the part glazed UPVC entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with stairs to the first-floor accommodation, recessed storage cupboard, radiator, power points and finished with wood effect flooring.

SITTING ROOM

15'6 x 10'11 a lovely light room with UPVC box bay window to the front aspect, with attractive limestone fireplace with cast wood burner inset, radiator, power points, TV point and finished with wood effect flooring, opening through to:

DINING ROOM

9'10 x 8'7 another light room with sliding patio doors to the rear aspect, radiator, power points and wood effect flooring.

KITCHEN

9'10 x 8'1 with UPVC window to the rear aspect and part glazed UPVC door to the side, comprising a range of refitted base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four gas ring hob with stainless steel extractor fan over, plumbing and space for washing machine, integrated fridge and freezer, integrated dishwasher, tiled splash backs and power points.

SIDE LOBBY

With UPVC door to the front aspect, covered walkway to the rear gardens and pedestrian door to the garage.

LANDING

With UPVC window to the side aspect with recessed airing cupboard.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising wash hand basin and walk in shower with electric shower over and glass screen, fully tiled walls, radiator and tiled flooring.

CLOAKROOM

With frosted UPVC window to the rear aspect, with low level WC, radiator and tiled effect flooring.

BEDROOM

10'9 x 9'5 a good double bedroom with UPVC window to the rear aspect, radiator and power points

BEDROOM

12'9 x 9'10 another double bedroom with UPVC window to the front aspect, Radiator and power points.

BEDROOM

7'5 x 7' with UPVC window to the front aspect, radiator and power points.

OUTSIDE

A great position with a deep grass verge frontage, set behind neat hedging with

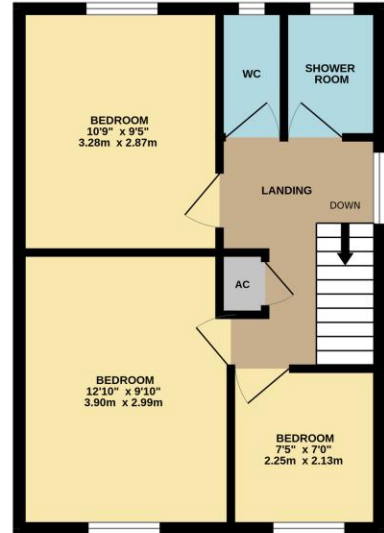
front lawns and driveway to the side offering off road parking and leading to a SINGLE GARAGE 23'3 x 7'9 with up and over door power and light connected and wall mounted boiler. A covered walkway leads to the rear gardens which are enclosed by fencing and laid to lawn with patio seating area, shrub and floral borders, raised planters with vegetable patch and raised rear decking area with trellis work.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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
Very energy efficient - lower running costs		
A (92+)		85
B (81-91)		
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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