



## THE GRANARY, MARKET DEEPING, PE6 8AT

### **£149,995 LEASEHOLD**

Set within the imposing and striking Grade II listed Granary building, a highly sought after and well-regarded development, lies this well maintained and presented one bedroom apartment, with a pleasant and welcoming entrance hall, leading to the light and deceptively spacious sitting room, kitchen with ample workspace and units, generous double bedroom with dressing area, and the family bathroom. The added benefit of a single garage and parking space in front also makes this apartment an attractive proposition. Sold with the added advantage of no forward chain.

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## ACCOMMODATION

Across the pathway to the main building entrance door and through to the lobby and apartment building internal door, accessed via telephone entry system, stairs wind up to apartment three and its entrance door through to;

### ENTRANCE LOBBY

With telephone entry system, door to;

### ENTRANCE HALL

A lovely light and spacious entrance with two double glazed windows to rear aspect, two radiators, power points, coving to plastered ceiling, built in storage cupboard, built in airing cupboard with radiator and shelving

### SITTING ROOM

**11'2 x 14'5** a pleasant and relaxing space with double glazed window to front aspect, two radiators, TV point, telephone point, coving to plastered ceiling, electric coal effect fireplace set in feature surround

### KITCHEN

**8'4 x 9'1** with double glazed window

to front aspect, fitted with a range of matching wall and base level storage units with contrasting work surface above, space for fridge freezer, space for washing machine, integrated electric oven, with electric four ring hob above, with pull out extractor hood, wall mounted gas combination boiler, radiator, power points, coving to plastered ceiling, space for small breakfast table

### BEDROOM

**9'2 x 12'4** a lovely light room with both double-glazed window to front and rear aspect, generous in size with radiator, power points, coving to plastered ceiling, plus **DRESSING AREA 3'7 x 6'11** with two built in double wardrobes with hanging rail and shelving

### BATHROOM

Fitted suite with pedestal wash hand basin, close coupled wc, panelled bath with mixer tap, fully tiled, radiator, shaver point, extractor fan, plastered ceiling

### OUTSIDE

Set within the imposing Granary building, minutes' walk from Market Deeping town centre under the stone

archway leading to the High Street providing ease and convenience with amenities in easy reach, with well-tended and attractive communal lawns surrounding the building. A highly popular development, The apartment is located on the first floor and accessed via the telephone entry system and up the stairs to the main entrance door. There is also a single garage with the apartment as well as a parking space in front of the garage.

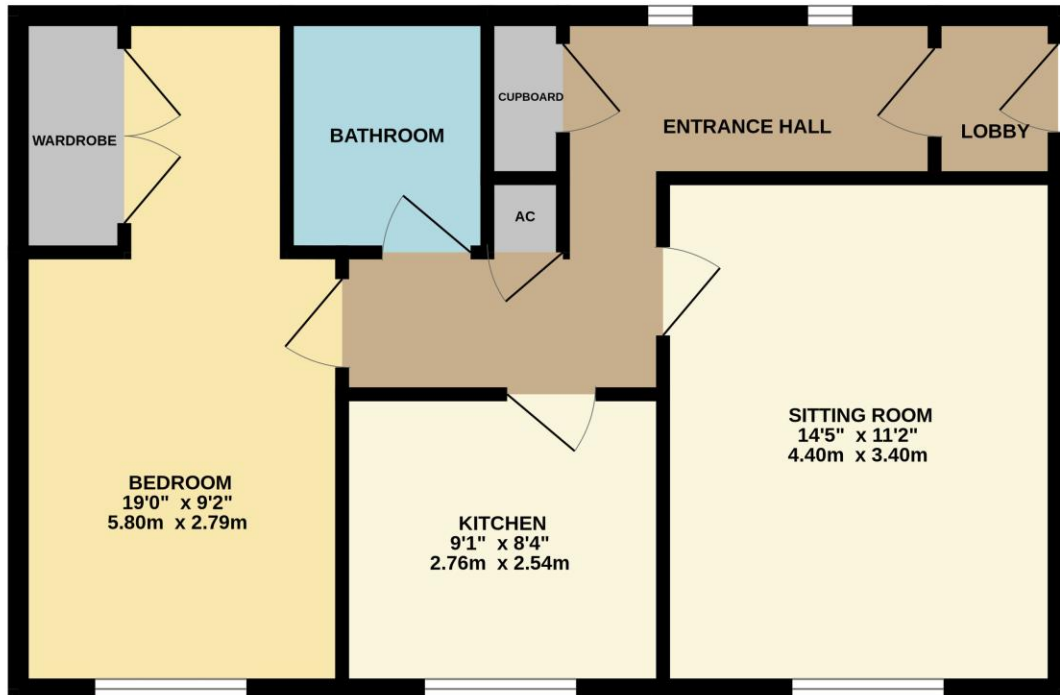
### AGENTS NOTES

The property is leasehold, with 92 years remaining on the 125 year lease which began in 1992. The vendor advises us that there is a monthly charge of £155 per month, which includes buildings insurance, maintenance and upkeep of the communal gardens and areas, and a window cleaner





GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 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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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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