



DIXONS ROAD, MARKET DEEPING, PE6 8AG
£195,000 FREEHOLD

An attractive mews house superbly located just minutes from Market Deeping town within the ever-popular Dixons Road. A long light sitting room with dining, a modern kitchen, cloakroom, refitted shower room, and two bedrooms both with built in wardrobes. Low maintenance cottage style gardens, single garage and off-road parking. Sold with the advantage of no upward chain.

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ACCOMMODATION

A wonderful position, toward the end of this ever popular enclave, just minutes to Market Deeping town, pass the neat frontage and up to the UPVC entrance door, through to:

ENTRANCE PORCH

A place to kick off your shoes and hang your coat, with further glazed door through to:

SITTING ROOM/DINING

13'3 x 16'5 (min) 22'6 (max) a lovely reception room long and light with space for dining and a comfortable sitting room, with UPVC window to the front aspect, dual radiators, power points, TV point, with stairs to the first floor accommodation, feature fireplace with electric fire inset, finished with wood effect flooring

KITCHEN

8'8 x 6'9 a neat kitchen with UPVC window to the rear aspect, comprising a modern range of base and incorporating roll edge work surface with stainless steel sink inset with mixer tap over, integrated oven and

four ring hob with extractor fan over, wall mounted boiler, fridge/freezer space, plumbing and space for washing machine, power points and tiled flooring

REAR LOBBY

With part glazed UPVC door onto the rear gardens, wood effect flooring

CLOAKROOM

Comprising a two piece suite, low level WC and wash hand basin, tiled flooring and extractor fan

LANDING

with loft access and recessed airing cupboard

BEDROOM

12'1 x 13'3 a lovely double bedroom with UPVC window to the front aspect, over stairs storage cupboard, double wardrobe with hanging rails, radiator and power points

BEDROOM

10'11 x 6'9 with UPVC window to the rear aspect, radiator, power eye level storage units, points and recessed wardrobe with hanging rail

BATHROOM

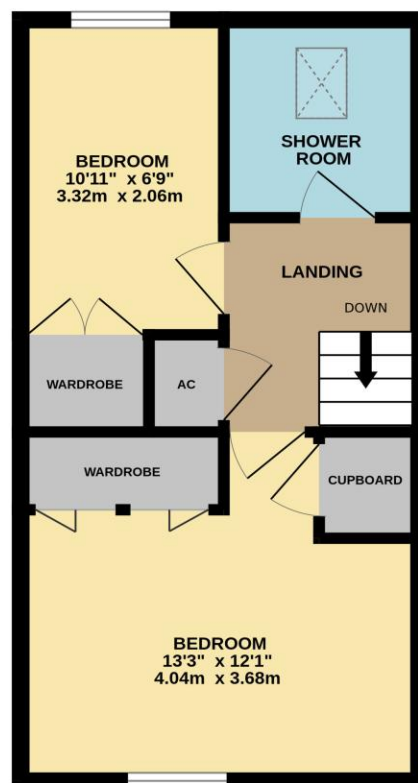
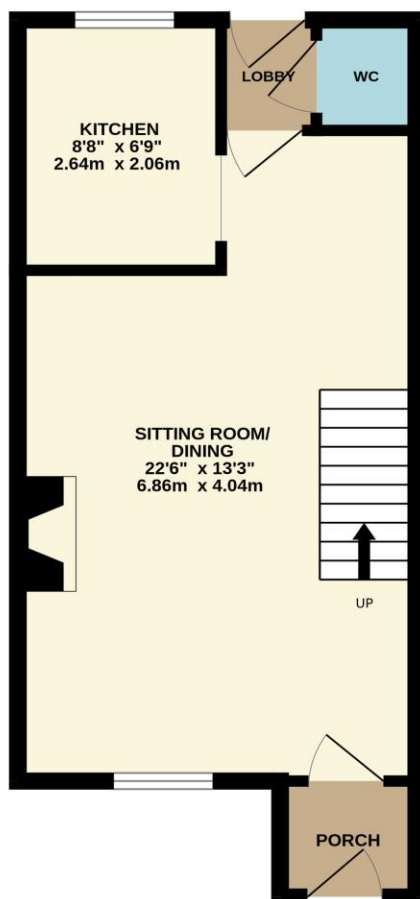
A bright space with Velux window to the rear aspect, comprising a refitted three piece suite, low level WC, wash hand basin set in vanity unit with storage under and walk in shower with glass screen and shower over, fully tiled walls, chrome heated towel rail and tiled flooring

OUTSIDE

A superb location within the ever popular Dixons Road development, just minutes' walk to Market Deeping town and amenities. A neat frontage with adjoining gravel driveway offering off road parking and leading to a **SINGLE GARAGE** with up and over door. Gated side access to the pretty low maintenance rear gardens, enclosed by brick wall and fencing, with curved brick weave patio seating area and artificial lawn, granite beds.



1ST FLOOR
349 sq.ft. (32.4 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
<p>Very energy efficient - lower running costs</p> <p>A</p> <p>(91-100)</p> <p>B</p> <p>(81-90)</p> <p>C</p> <p>(69-80)</p> <p>D</p> <p>(55-68)</p> <p>E</p> <p>(39-54)</p> <p>F</p> <p>(21-38)</p> <p>G</p> <p>(1-10)</p> <p>Not energy efficient - higher running costs</p>		68	85

England & Wales

EU Directive 2002/91/EC

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