



CHARTER AVENUE, MARKET DEEPING, PE6 8GG
£325,000 FREEHOLD

An attractive detached family home, well located at the beginning of this popular development. Cleverly reconfigured ground floor living space with modern living in mind, southerly facing rear gardens, four double bedrooms, two bathrooms and two cloakrooms.

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ACCOMMODATION

An attractive three storey family home located close to local amenities, primary schools and John Eve Park, you cross the open frontage and under the canopy porch with entrance door opening through to:

ENTRANCE HALL

A warm and welcoming reception greets you with stairs to the first-floor accommodation, power points and finished with modern wood effect flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin radiator, extractor fan and wood effect flooring.

SITTING ROOM

17'5 x 10'5 a bright reception room with UPVC window to the front aspect and UPVC French doors opening onto the southerly facing rear gardens, finished with engineered oak floor, twin radiators, power points and TV point.

KITCHEN DINING

21'10 x 9'1 (min) opening to 15'11 a fantastic open plan reconfigured living space for the family to gather, dual aspect with UPVC windows to both the front and rear aspect, comprising a range of refitted base and eye level storage units incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring hob with

stainless steel extractor fan over, integrated dishwasher, space for fridge freezer, radiator, power points, modern wood effect flooring and opening through to:

UTILITY AREA

With part glazed door to the rear aspect, eye level storage unit, wall mounted boiler, plumbing and space for washing machine, space for tumble dryer, radiator, power points and modern wood effect flooring.

LANDING

With UPVC window to the rear aspect, stairs to the second-floor accommodation, power points and recessed airing cupboard

PRINCIPLE BEDROOM

17'6 x 10'6 a light space with UPVC window to the front and rear aspects, dual radiators, power points and TV point

EN SUITE

with frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, pedestal wash hand basin and oversize shower cubicle with shower over, tiled splash backs, radiator, extractor fan and ceiling spotlights

BEDROOM

10'5 x 9'2 with UPVC window to the front aspect, radiator and power points

BATHROOM

with frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, pedestal wash hand basin and panel bath with mixer shower

taps over and glass screen, tiled splash backs, radiator, extract fan and ceiling spotlights

SECOND FLOOR LANDING

With doors to:

BEDROOM

9'1 x 12'6 with UPVC window to the front aspect and Velux window to the rear, dual radiators and power points

CLOAKROOM

With frosted UPVC window to the rear aspect, two-piece suite, low level WC and wash hand basin, tiled splash backs, extractor fan and ceiling spotlights

BEDROOM

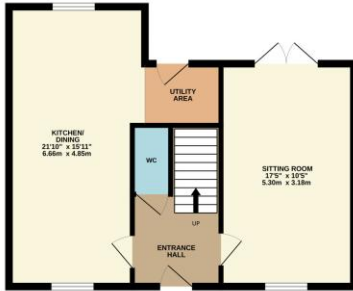
12'9 x 10'6 with UPVC window to the front aspect and Velux window to the rear, dual radiators and power points

OUTSIDE

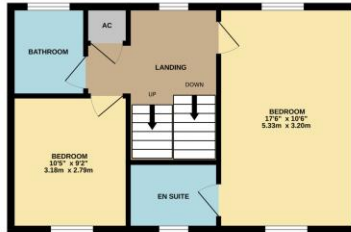
Set at the beginning of this popular development the frontage is open, with timber gated access to a passageway leading you to the rear, and off-road parking leading to a SINGLE GARAGE 16'11 x 7'11 with up and over door. Gated access to the rear gardens which enjoy a southerly facing aspect, EV charging point, and enclosed by panel fencing, laid to lawn with patio seating area and shrub beds and borders.



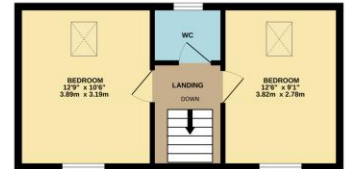
GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



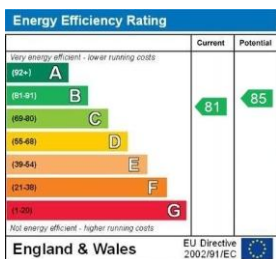
2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.7 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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