



HALL FARM, MARKET DEEPING, PE6 8DE
£415,000 FREEHOLD

A delightful, detached family home situated within a coveted and charming enclave, just a short stroll to Market Deeping town. Enjoying southerly facing hard landscaped rear gardens with double width driveway and double garage. Bought from new and never been to open market, a truly rare opportunity and sold with the advantage no upward chain.

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ACCOMMODATION

Set on a wonderful corner plot with mainly walled southerly facing rear gardens, located within a coveted and exclusive development, you pass the neat lawns and along the garden path and up to the part glazed entrance door, opening through to:

ENTRANCE HALL

A welcoming reception greets you with reverse stairs to the first-floor accommodation, radiator and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, recessed storage, heated towel rail and wood effect flooring.

SITTING ROOM

18'6 x 11'4 a long light sitting room with UPVC window to the front aspect and sliding patio doors onto the southerly facing rear gardens, feature fireplace, radiator, power points and TV point.

DINING ROOM

11'3 x 8'2 a versatile reception room, ideal for family dining, with UPVC window to the rear aspect, radiator and power points.

KITCHEN

11'3 x 7'9 a bright kitchen with UPVC window to the rear aspect, comprising a range of base and eye level storage units

incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated stainless steel oven, combination microwave and four ring hob with stainless steel extractor fan over, integrated dishwasher, fridge freezer space and power points

UTILITY ROOM

5'1 x 6'9 a handy room with part glazed door to the side aspect, and UPVC window to the front aspect, comprising base level storage unit and roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, wall mounted boiler, wood effect flooring, radiator and power points.

LANDING

A light landing with UPVC window to the front aspect, recessed airing cupboard.

BEDROOM

12'1 x 9'2 a lovely bedroom with UPVC window to the rear aspect, radiator and power points

EN SUITE

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and walk in shower cubicle, radiator and ½ tiled walls

BEDROOM/DRESSING ROOM

9'2 x 7'6 (max) reconfigured with an archway opened up through to the principal bedroom, a great Dressing room but could be put back to a bedroom, with UPVC window to the rear aspect.

BATHROOM

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with mixer shower taps over, radiator and tiled splash backs.

BEDROOM

8'6 x 9'2 with UPVC window to the front aspect, radiator and power points

BEDROOM

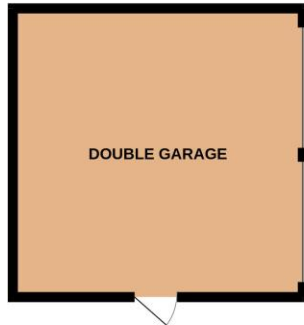
11'4 x 9'2 with UPVC window to the rear aspect, radiator and power points.

OUTSIDE

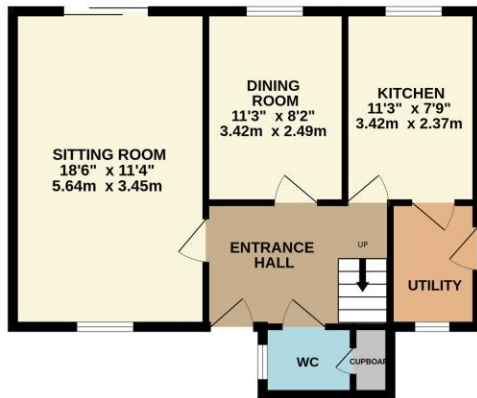
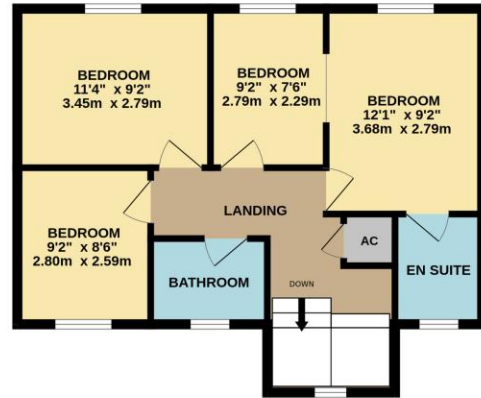
Superbly located within a well-regarded development a short walk to the town, set on a wonderful corner plot, the frontage is open with neat lawns and shrub borders. Gated side access leads through to the mainly walled rear gardens which enjoy a southerly facing aspect, hard landscaped with extended patio seating and granite chipped borders, shrub beds and shaped planters with brick-built store, outside lighting and outside tap. A double width driveway at the rear leads to a detached DOUBLE GARAGE with twin up and over doors, power and light, work bench and eaves storage.



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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+)		
B (81-91)		
C (69-80)	69	76
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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