

HARRIER WAY, MARKET DEEPING, PE6 8UN
£94,000 40% SHARED OWNERSHIP LEASEHOLD

40% SHARED OWNERSHIP. An excellent opportunity to step onto the property ladder, built in 2020 with plenty of personality, with modern kitchen, sitting room and cloakroom to the ground floor, three bedrooms, en suite shower room & bathroom upstairs, enclosed westerly facing rear garden and driveway

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ACCOMMODATION

With neat lawns to the front, you duck under the canopy storm porch with [part glazed entrance door opening through to:

ENTRANCE HALL

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

KITCHEN

10'4 x 7'11 a bright and modern kitchen with UPVC window to the front 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 oven and four ring hob with stainless steel extractor fan over, fridge freezer space, plumbing and space for washing machine, power points

SITTING ROOM

14'10 x 11'7 another light room with UPVC French doors to the rear aspect opening onto the Westerly facing gardens and further UPVC window to the side, radiator, power points, TV point and finished with wood effect flooring.

LANDING

With loft access and power points

BEDROOM

9'11 x 9'5 with UPVC window to the rear aspect, built in double wardrobe with sliding doors and hanging rails, radiator and power

points

EN SUITE

with frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, chrome heated towel rail and wood effect flooring

BEDROOM

9'9 x 7'11 with UPVC window to the front aspect, radiator and power points.

BEDROOM

6'8 x 6'5 a single bedroom or home office with UPVC window to the front aspect, radiator, power points and recessed boiler cupboard housing wall mounted boiler

BATHROOM

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with shower taps over, tiled splashbacks, chrome heated towel rail and wood effect flooring.

OUTSIDE

Well located within a popular modern development, the frontage is open with neat lawns, a driveway to the side offers off road parking for two vehicles, with gated side access leading to the rear gardens, enclosed by panel fencing and laid to lawn with patio seating area, space for a timber shed and gravel borders.

AGENTS NOTE

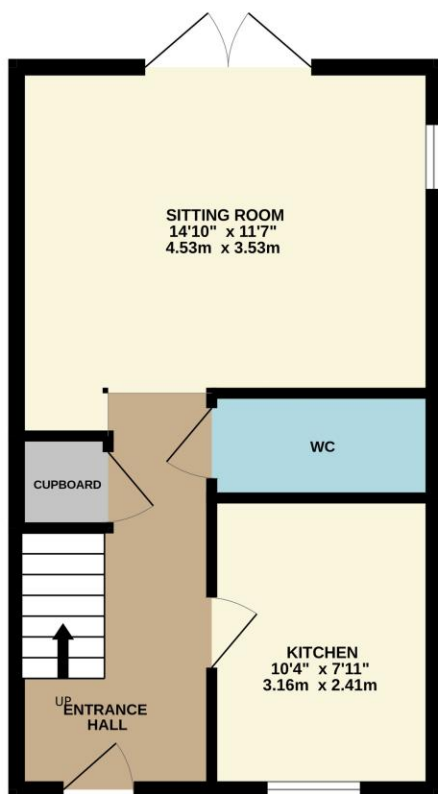
The property is 40 % ownership, as of

30.01.26 the rental payment for the remaining 60 % is £358.20 per month, and there is an additional service charge of £96.27 per month.

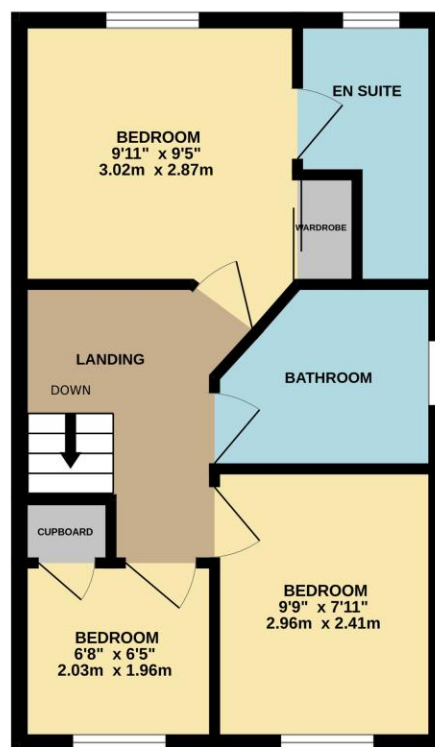


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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