



PENWALD COURT, PEAKIRK, PE6 7HD
£285,000 FREEHOLD

A handsome and beautifully presented modern family home on a small and exclusive development, flanked by open farmland at the rear. Just a mile to the village primary school and in catchment for Arthur Mellows. Light and airy ground floor with underfloor heating, three bedrooms and double width parking.

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ACCOMMODATION

Set within a small attractive and well-regarded development in the ever-popular village of Peakirk, you cross the double width driveway and up to the handsome façade with composite entrance door opening through to:

ENTRANCE HALL

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

CLOAKROOM

A quirky contemporary look, a bit of fun and comprising a white two-piece suite, low level WC and wash hand basin, underfloor heating, extractor fan and modern wood effect flooring.

KITCHEN

10'9 x 7' a bright and inviting space with UPVC window to the front aspect, comprising a range of contemporary split colour base and eye level storage units, incorporating straight edge work surface with stainless steel sink inset with mixer tap over, integrated oven and four ring gas hob with stainless steel extractor fan over, integrated dishwasher, integrated fridge and freezer, integrated washing

machine/dryer, power points, underfloor heating and modern wood effect flooring.

SITTING ROOM

16'7 (max) x 14'8 (max) a lovely light reception room with UPVC French doors onto the rear gardens and further UPVC window to the side, bespoke media recess for television and sound bar, along with a striking contemporary electric fireplace, a wonderful focal point, underfloor heating, power points and finished with modern wood effect flooring.

LANDING

With loft access and partly boarded

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit with storage under and panel bath with shower over and glass screen, attractive tiled splashbacks, wood effect flooring and chrome heated towel rail.

BEDROOM

9'10 x 8'8 with UPVC window to the rear aspect, enjoying views over the adjoining farmland, feature panel wall, radiator and power points.

BEDROOM

10'1 (max) 7'1 (min) x 6'9 currently a dressing room, a possible home office with UPVC window to the front aspect, recessed storage cupboard with hanging rails, radiator and power points.

BEDROOM

13'4 x 8'9 a wonderfully light bedroom with UPVC windows to the front and side aspects, radiator and power points.

EN SUITE

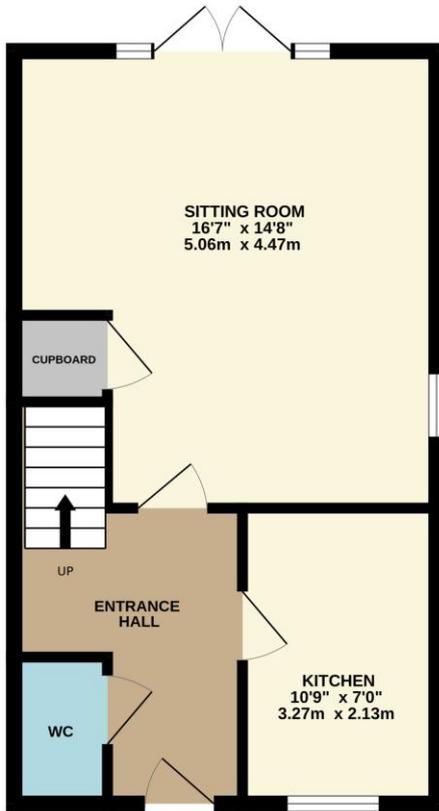
Comprising a white three-piece suite, low level WC, wash hand basin and double shower cubicle with rain shower over, tiled splashbacks, chrome heated towel rail and wood effect flooring.

OUTSIDE

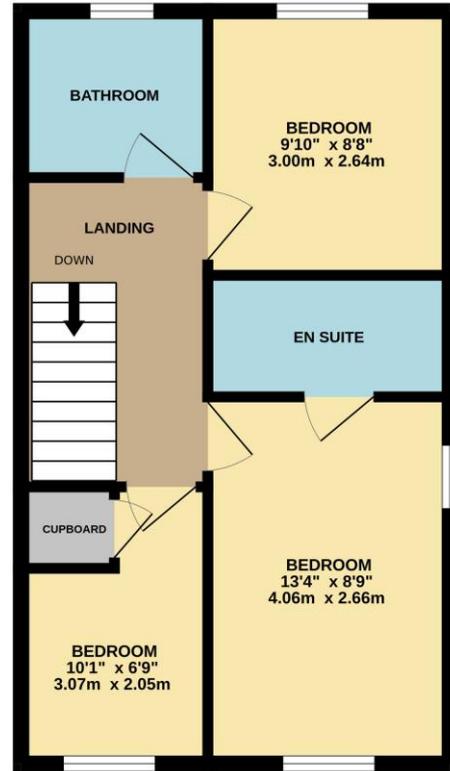
A fantastic situation within a small attractive development and flanked by farmland at the rear. The frontage is open with double width block paved driveway and parking for two vehicles, with further allocated visitors spaces nearby, a paved pathway leads to side gated access that's leads to the rear gardens, enclosed by panel fencing and enjoying views over farmland, mainly laid to lawn with extended patio seating area and space for a timber shed.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



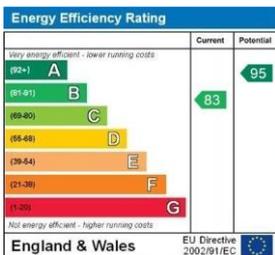
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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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