



SAPPERTON, WERRINGTON, PE4 5BS

£290,000 FREEHOLD

An attractive detached family home, well located within a popular development in Werrington, three good sized bedrooms, refitted bathroom, modern sitting room and refitted long light kitchen dining room for everyone to gather, parking and garage.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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Set toward the end of this popular cul-de-sac, you cross the driveway and up the step with part glazed entrance door opening through to:

ENTRANCE HALL

A welcoming reception greets you with side stairs to the first-floor accommodation, handy understairs storage, radiator, power points and wood effect flooring

CLOAKROOM

With frosted window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, tiled splashbacks

SITTING ROOM

13'8 x 10'7 a modern feel to this open sitting room with UPVC window to the rear aspect, radiator, power points and TV point

KITCHEN DINING ROOM

16'11 x 9'2 a long light kitchen with ample space for dining with UPVC window to the front aspect and UPVC French doors onto the rear gardens, comprising a range of modern refitted base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset, integrated double oven and induction hob, breakfast bar, integrated full size fridge

and full size freezer, integrated dishwasher, space for tumble dryer, integrated washing machine, concealed wall mounted boiler, radiator, power points, ceiling spotlights and wood effect flooring.

LANDING

A bright landing with UPVC window to the front aspect, recessed airing cupboard and loft access

BEDROOM

12'3 x 8'2 the first of three good sized bedrooms with UPVC window to the front aspect, radiator and power points.

BEDROOM

11' x 8'7 (min) 10'3 (max) another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

10'2 x 12'7 (max into wardrobe) the largest of the three bedrooms with UPVC window to the rear aspect, fitted twin double wardrobes, drawer unit and further overhead storage, radiator, power points and wood effect flooring.

BATHROOM

With frosted UPVC window to the front aspect, comprising a refitted modern three-piece suite, low level WC, wash

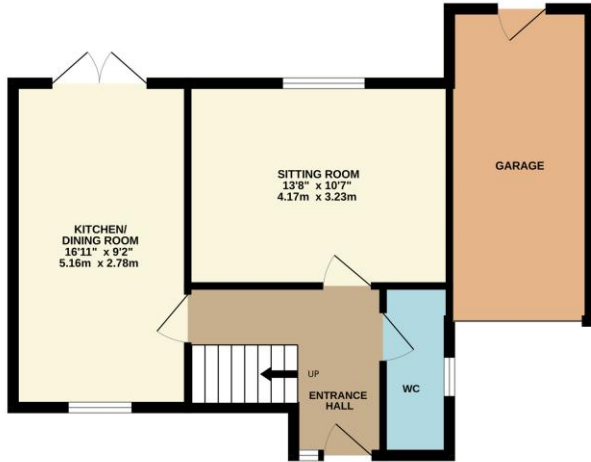
hand basin set in vanity unit and panel bath with rain shower over and glass screen, fully tiled walls, chrome heated towel rail and tiled effect flooring.

OUTSIDE

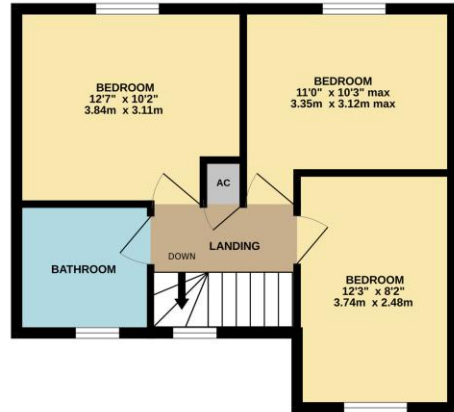
Set toward the end of a popular enclave the frontage is open laid lawn with shrub borders, driveway to the side offering off road parking and leading to a **SINGLE GARAGE** with up and over door. The rear gardens are enclosed by panel fencing mainly laid to lawn with extended patio seating area.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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