



**MILLFIELD ROAD, MARKET DEEPING, PE6 8AD**  
**£650,000 - £700,000 GUIDE PRICE - FREEHOLD**

Along a causeway we used to call millionaires row, across from Millfield green, a handsome and substantial detached home, having been in the same family for decades is ready for the next chapter. Set back with a long sweeping driveway the generous property has five bedrooms and four receptions.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

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Through the pillared entrance and across the long driveway, you can immediately appreciate the size and stature of the property, cross under the canopy porch with part glazed entrance door opening through to:

#### ENTRANCE PORCH

With further glazed door opening through to:

#### ENTRANCE HALL

17'8 x 10'1 an impressive reception and an indication of the generous proportions of the property, with reverse stairs to the first-floor accommodation, recessed double coats cupboard, radiator and power points.

#### HOME OFFICE

16'6 x 9'11 a versatile room with window to both side aspects, dual sky light and power points.

#### SHOWER ROOM

With frosted window to the side aspect comprising three-piece suite, low level WC, wash hand basin and walk in shower cubicle, fully tiled walls and heated towel rail.

#### SNUG/FAMILYROOM

12'11 x 11'4 another versatile reception room with window to the front aspect, radiator and power points.

#### SITTING ROOM

19'5 x 12'11 a well-proportioned reception room with sliding patio doors onto the rear gardens and window to the side aspect, feature fireplace with cast wood burner inset, radiator and power points.

#### DINING ROOM

11' x 13' a room for entertaining and dining with window to the rear aspect, radiator and power points.

#### KITCHEN

16'9 x 13'9 with sliding patio doors to the rear aspect opening through to the conservatory and window to the side aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset, integrated double oven and four ring hob, integrated dishwasher, radiator and power points.

#### CONSERVATORY

11'5 x 12' timber and stone construction with French doors to the side aspect, tiled flooring and wall mounted electric heater

#### UTILITY ROOM

7'9 x 12'10 with part glazed door to the side aspect, comprising base and eye level storage units incorporating roll edge work surface with ceramic sink, wall mounted boiler, plumbing and space for washing machine, power points and tiled flooring.

#### LANDING

21'10 x 13' a vast landing with window to the front aspect, loft access, recessed airing cupboard, recessed storage cupboard, radiator and power points.

#### BEDROOM

12'10' x 9' with window to the front aspect, built in double wardrobe and built in twin single wardrobes, radiator and power points.

#### BATHROOM

8'3 x 12'10 with frosted window to the side aspect, comprising a five-piece suite, low level WC, bidet, wash hand basin, panel bath and walk in shower cubicle, heated towel rail and fully tiled walls.

#### BEDROOM

12'11 x 13' with window to the rear aspect, built in triple wardrobe and further fitted single wardrobes. Radiator and power points.

#### BEDROOM

9'1 x 8'3 with window to the side aspect, recessed double wardrobe, radiator and power points.

#### BEDROOM

12'10 x 9' with window to the front aspect, built in twin single wardrobes, radiator and power points.

#### PRINCIPAL BEDROOM

13' x 13'6 with window to the rear aspect, fitted bedroom furniture including four double wardrobes, radiator and power points.

#### EN SUITE

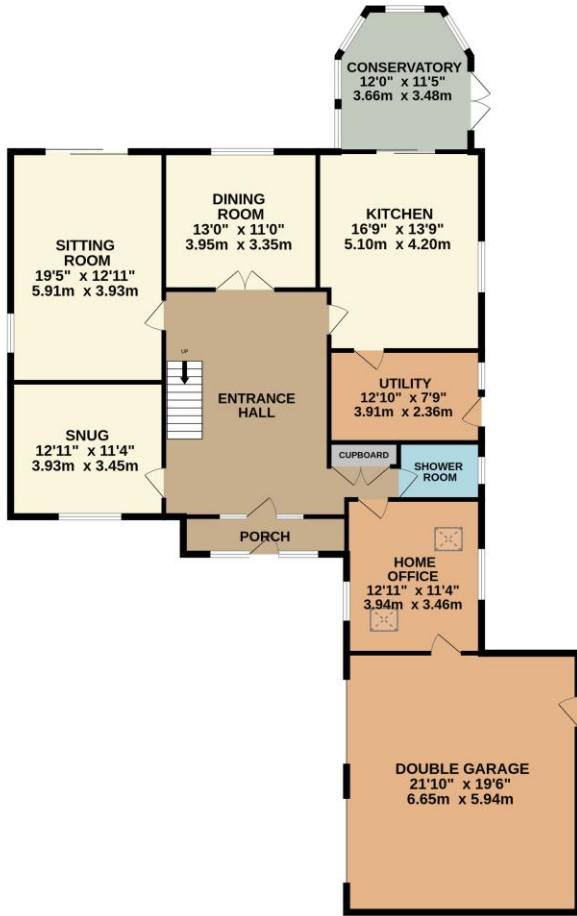
12'11 x 8'3 With frosted windows to the side and rear aspects, comprising low level WC, dual wash hand basins, bidet, spa bath and shower cubicle, fully tiled walls.

#### OUTSIDE

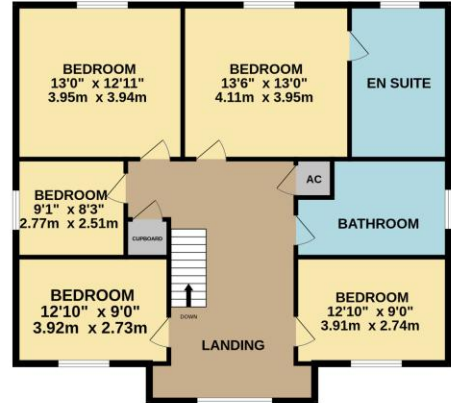
Set along an exclusive roadway the property is approached via pillared entrance with a long sweeping driveway offering off road parking and leading to a DOUBLE GARAGE 21'10 x 19'6 with twin up and over doors, power and light connected. The frontage is private and mainly enclosed by mature hedging and well stocked borders with long lawns, hand gate to the side and rear gardens, again enclosed by hedging and mature planting, laid to lawn with well stocked borders and mature trees.



GROUND FLOOR  
1940 sq.ft. (180.2 sq.m.) approx.



1ST FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 3082 sq.ft. (286.3 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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
	EU Directive 2002/91/EC		



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