



**CHATSWORTH CLOSE, MARKET DEEPING, PE6 8AZ**  
**£389,000 FREEHOLD**

An attractive and well-proportioned detached family home, beautifully presented with four double bedrooms, cleverly reconfigured and extended ground floor living space with a wonderful flow. Well located within a popular development with access to the town and open greens for dog walks.

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#### ENTRANCE HALL

A warm and welcoming reception greets you with stairs to first floor accommodation, radiator, power points and finished with wood effect flooring.

#### SITTING ROOM

11'9 x 20'0 (max) a bright and inviting room with UPVC bay window to front aspect, and further feature UPVC window to side aspect, radiator, power points, TV point, coal effect gas fireplace set in attractive surround

#### KITCHEN DINING ROOM

10'8 x 21'8 a cleverly reconfigured living space for the family to gather with UPVC window to rear aspect, comprising a range of modern base and eye level storage units incorporating contrasting work surface with sink inset with mixer tap, tiled splash backs, integrated fridge freezer, integrated dishwasher, space for range cooker with stainless steel extractor hood over, under cabinet lighting, dual radiators, power points, handy understairs storage cupboard and archway to;

#### UTILITY ROOM

6' x 7'8 a handy room with UPVC window to rear aspect and part glazed UPVC door to the side, plumbing and space for washing machine, space for tumble dryer, sink unit with mixer tap, radiator and power points.

#### GARDEN ROOM

12'9 x 11'10 double doors from the dining area open through to a fantastic addition living space with vaulted ceiling, twin

skylights, ceiling spotlights, radiator, power points, TV point and UPVC French Doors onto the rear gardens

#### CLOAKROOM

With frosted UPVC window to side aspect comprising a two piece suite, low level WC, wash hand basin and radiator.

#### LANDING

With access to loft space, recessed airing cupboard, with shelving, power points.

#### BEDROOM

12'1 x 12' a bright main bedroom with UPVC window to front aspect, recessed double wardrobe with hanging rails, power points, TV point and radiator.

#### EN-SUITE

With frosted UPVC window to front aspect, modern suite with close coupled wc, pedestal wash hand basin, recessed tiled shower cubicle with shower hood over, fully tiled walls, heated towel rail.

#### BEDROOM

13'5 x 11'5 (max) a good double bedroom with UPVC window to front aspect, recessed double wardrobe, radiator and power points.

#### BEDROOM

8'5 x 10'5 another double bedroom with UPVC window to rear aspect, radiator, power points and recessed double wardrobe.

#### BEDROOM

10' x 7'2 a fourth double bedroom with UPVC rear aspect, recessed double

wardrobe, radiator and power points

#### FAMILY BATHROOM

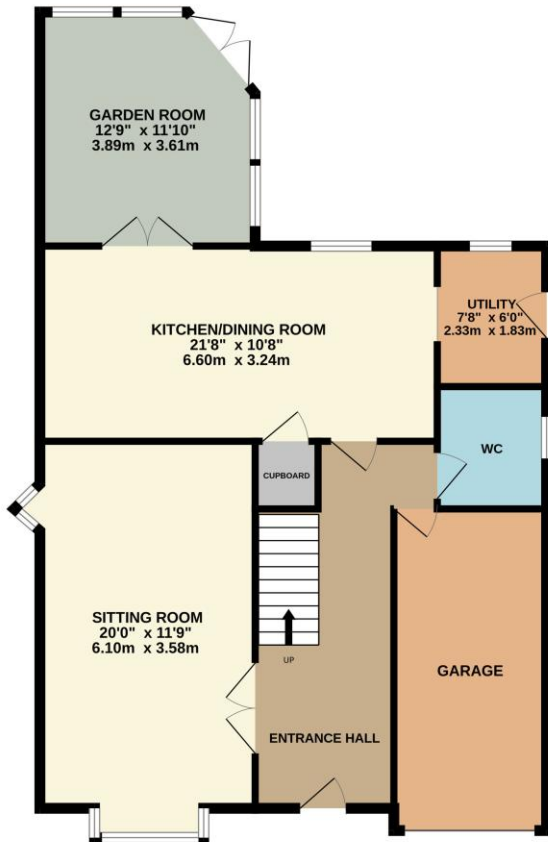
With frosted UPVC window to rear aspect, comprising a modern three piece suite, low level WC, wash hand basin and curved panel bath with glass screen and shower over, fully tiled walls and heated towel rail.

#### OUTSIDE

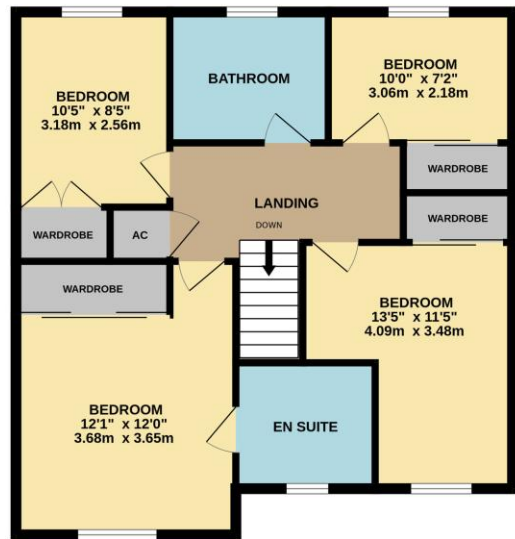
set along a popular cul de sac, the front of the property is open plan with a double width driveway offering off road parking for at least two vehicles leading to the SINGLE GARAGE with up and over door, power and light connected and pedestrian door. Side gate gives access to the rear garden which are mainly laid to lawn with a variety of plants and shrubs, enclosed by panel fencing to rear and side aspect, patio seating area.



GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.8 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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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(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	



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