



**PRESTLAND, MARKET DEEPING, PE6 8DT**  
**£475,000 FREEHOLD**

A greatly improved and beautifully appointed detached family home, skilfully reconfigured to maximize time together with an open plan flow and bespoke finishes, enjoying southerly facing rear gardens, home office/family room, and a redesigned and versatile first floor with a touch of luxury.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





Set within an extremely popular and established enclave, you approach the impressive hard landscaped long frontage, offering extensive parking and up to the attractive façade, with UPVC entrance door opening through to:

#### ENTRANCE HALL

An inviting reception greets you with stairs to the first-floor accommodation, bespoke fitted double storage cupboard for coats and shoes, finished with herringbone style flooring and ½ panelled walls.

#### HOME OFFICE/FAMILY ROOM

17' x 7'9 a great addition to the living space, an ideal home office or snug, with UPVC window to the front aspect, radiator and power points.

#### CLOAKROOM

Comprising a refitted modern two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, school master radiator and Victorian style tile flooring.

#### SITTING ROOM

15'3 x 12'4 a luxurious sitting room, beautifully appointed, with UPVC picture window to the front aspect, a bespoke media wall with Flatscreen TV recess and contemporary fireplace, built in storage and feature alcoves with recess lighting, radiator, power points and finished in an attractive colour palette, with sliding pocket doors opening through to:

#### KITCHEN DAY ROOM

26'10 x 9'3 a stunning room reconfigured to maximize family time with UPVC window to the rear aspect and an open flow into the garden room, comprising a range of quality refitted base and eye level storage units incorporating straight edge work surface with stainless steel sink inset and mixer tap over, integrated double oven, integrated hob, integrated dishwasher and integrated full size fridge, breakfast bar, finished

with herringbone style flooring, dual vertical radiators and power points

#### GARDEN ROOM

10'3 x 6'3 (min) with vaulted ceiling, radiator and UPVC French doors opening onto the southerly facing rear gardens.

#### UTILITY ROOM

12'2 x 7'6 with door through to the laundry room, comprising a range of refitted quality base and eye level storage units incorporating straight edge work surface, integrated full size freezer and wall mounted boiler.

#### LAUNDRY ROOM

7'6 x 4'3 with UPVC window to the rear aspect and part glazed UPVC door to the side, roll edge work surface, plumbing and space for washing machine.

#### LANDING

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

#### DRESSING/BEDROOM

12'6 x 10'2 a versatile space, cleverly arranged as a generous dressing room, previously a double bedroom, retaining an independent entrance, with UPVC window to the front aspect, radiator, power points and sliding pocket double doors opening through to:

#### BEDROOM

13'11 opening to 24'5 x 10'11 a reconfigured principal bedroom with UPVC window to the rear aspect, attractive wall panelling, radiator, power points and air conditioning unit

#### EN SUITE

Comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower cubicle with rain shower over, attractive

tiled splashbacks and extractor fan

#### BEDROOM

12'3 x 8'7 with UPVC window to the rear aspect, modern panelling, radiator and power points.

#### BATHROOM

8'8 x 7'8 with frosted UPVC window to the front aspect, comprising a quality refitted four-piece suite, low level WC, wash hand basin set in vanity unit, panel bath and oversize walk-in shower with glass screen and rain shower over, aqua board and tiled splashbacks, vertical radiator, and wood effect flooring.

#### DRESSING ROOM

7'10 x 4'4 a walkthrough dressing room with fitted double wardrobe radiator, power points, through to:

#### BEDROOM

16'3 x 7'6 with UPVC window to the rear aspect, radiator and power points

#### EN SUITE

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle with shower over, tiled splashbacks and radiator.

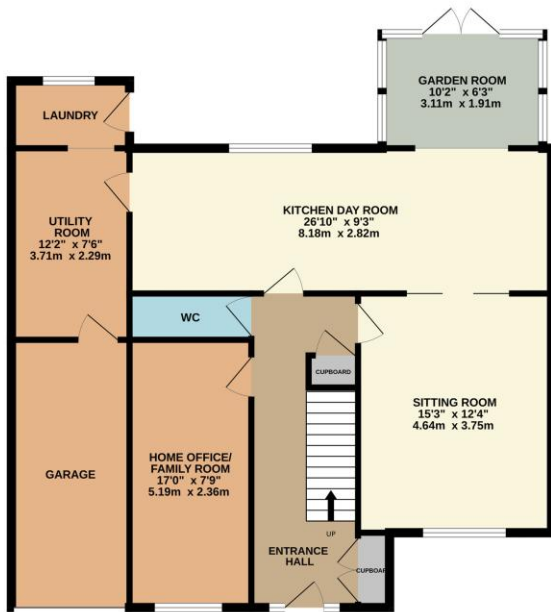
#### OUTSIDE

Well located within an established and popular enclave, you approach the sizable frontage, partially enclosed by fencing and gravelled offering off road parking for around five vehicles and leading to a SINGLE GARAGE with up and over door, power and light connected. Gated side access leads to the attractive southerly facing rear gardens, enclosed by panel fencing, split level with newly laid sunken patio seating area and steps up to shaped lawns and raised decking with glass balustrade and shrub borders.





GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



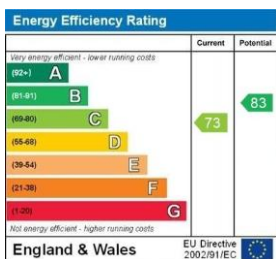
1ST FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1889 sq.ft. (175.5 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.  
Made with Metropix ©2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.