



DIXONS ROAD, MARKET DEEPING, PE6 8AG
£215,000 FREEHOLD

A well-appointed and deceptive three-bedroom mews home, wonderfully located within the ever-popular Dixons Road development, on the doorstep of Market Deeping town. Offered for sale with no upward chain, parking and single garage.

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

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A neat hard landscaped frontage greets you with granite chipped beds and inset shrubs, you cross the garden path and up to the UPVC entrance door opening through to:

ENTRANCE PORCH

A space to kick you shoes off with storage cupboard and glazed door through to:

SITTING ROOM/DINING

13'2 x 15'11 (min) 25'5 (max, through to lobby) a bright and welcoming reception room with UPVC window to the front aspect, open tread stairs to the first-floor accommodation, radiator, power points and TV point.

REAR LOBBY

With part glazed UPVC door on to courtyard gardens and with handy recessed storage cupboard.

CLOAKROOM

With frosted UPVC window to the rear aspect, comprising a two-piece suite, low level WC, wash hand basin and ½ tiled walls.

KITCHEN

9'1 x 6'8 a neat modern kitchen with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with ceramic sink inset and mixer tap over, integrated oven and four ring gas hob with extractor hood over,

integrated dishwasher, concealed wall mounted boiler, plumbing and space for washing machine, space for fridge freezer, power points and tiled effect flooring.

LANDING

With loft access, loft ladder (part boarded loft), recessed airing cupboard house tank and shelving, over stairs storage and radiator.

BATHROOM

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

BEDROOM

11'7 x 11'1 a bright bedroom with dual UPVC windows to the rear aspect, recessed double wardrobe with sliding doors and hanging rails, radiator and power points.

BEDROOM

9'7 (min) x 11'9 another light room with dual UPVC windows to the front aspect, radiator, power points and recessed double wardrobe with hanging rails.

BEDROOM

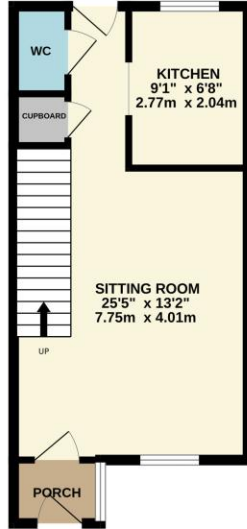
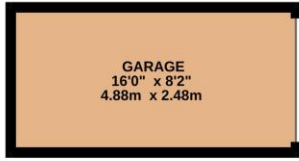
8'1 x 8'1 with UPVC window to the front aspect, radiator and power points.

OUTSIDE

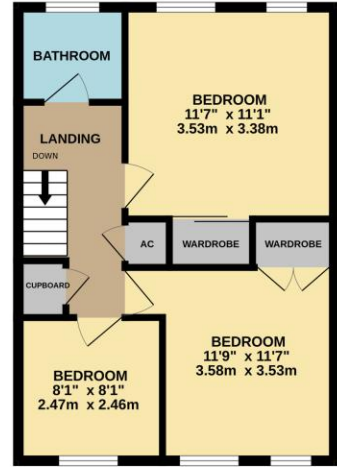
Set along a popular cul de sac, a few minutes' walk to the town. The frontage is open and hard landscaped with granite chippings and inset shrubs, a shared pathway to the side leads to gated access to the rear gardens, which are enclosed by panel fencing and again hard landscaped for ease, mainly paved with brick edging and inset shrubs and immature trees. There is garaging in a block to the left of the property, reached via a shared pathway to the rear, allocated off road Parking and SINGLE GARAGE 16' x 8'2.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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		86
(69-80)	C		
(55-68)	D	66	
(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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