



GODSEY LANE, MARKET DEEPING, PE6 8HZ
£249,950 FREEHOLD

An established semi-detached home, superbly located along a popular causeway, a short walk from John Eve Park, Tesco and the Doctors surgery. A great family home with three bedrooms, a long sitting room with ample dining space, kitchen and additional utility room.

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ACCOMMODATION

Well located in view of John Eve Park and a short walk to amenities, primary schools and the Doctors surgery, you cross the open frontage with double width driveway and up to the UPVC entrance door, opening through to:

ENTRANCE PORCH

Kick your shoes off and hang the coats, with glazed door opening through to:

SITTING ROOM/DINING

25'11 x 10'6 a light and spacious reception room, ample space for comfy sofas and a dining table with UPVC windows to both the front and rear aspects, feature fireplace, radiator, power points and TV point.

INNER HALL

A very different layout to many with this central hall, stairs to the first-floor accommodation, handy understairs storage radiator and power points.

KITCHEN

9'7 x 7'6 with UPVC window and UPVC door to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, cooker space, plumbing and space for dishwasher, basket shelving, power points and tiled effect flooring.

UTILITY ROOM

8'6 x 7'3 a handy addition to the accommodation with UPVC window to the side aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, fridge freezer space, wall mounted boiler, power points and tiled effect flooring.

LANDING

A light landing with UPVC window to the side aspect and loft access

BEDROOM

14'6 x 10'5 a lovely double bedroom with UPVC window to the front aspect, built in bedroom furniture including four double wardrobes with a range of hanging rails and shelving, radiator and power points.

BEDROOM

11'2 x 10'5 another double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

8'7 x 9'2 with UPVC window to the front aspect, radiator and power points.

BATHROOM

8'5 x 7'7 a good-sized bathroom with frosted UPVC window to the rear aspect, comprising a four-piece suite, low level WC, wash hand basin set in vanity unit,

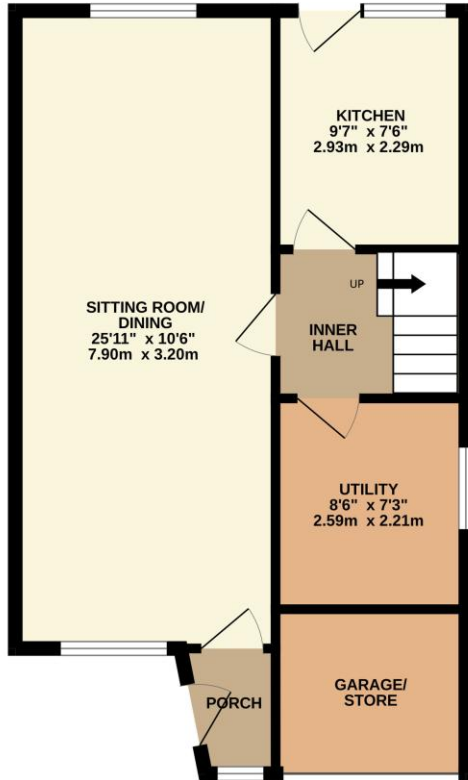
panel bath and oversize shower cubicle with shower over, fully tiled walls, chrome heated towel rail and tiled flooring.

OUTSIDE

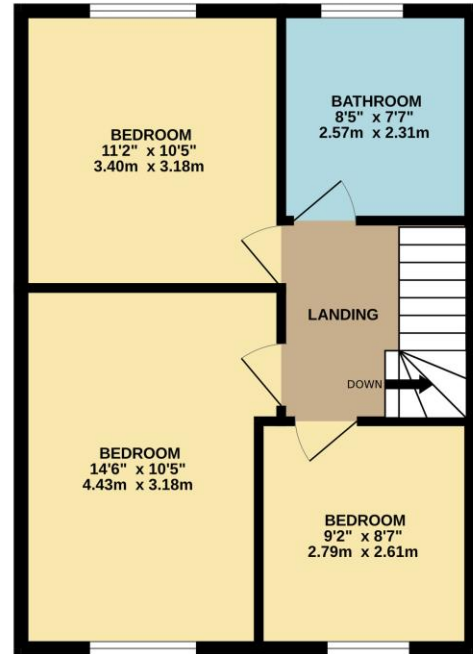
A fantastic position, just along from John Eve Park and a short walk to amenities including primary school and doctors' surgery. The frontage is open and gravelled with double width block paved driveway, leading GARAGE/STORE with up and over door. Gated side access leads to the rear gardens, enclosed by panel fencing and mainly laid to lawn with extended patio seating area, shrub borders, rear patio, space for greenhouse and fruit trees.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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