



**ST GUTHLAC AVENUE, MARKET DEEPING, PE6 8BH**  
**£420,000 FREEHOLD**

An attractive detached family home, much improved over recent years and wonderful located within a popular enclave across from open greens, a short stroll to the town centre. Versatile accommodation throughout with five bedrooms, two bathrooms and landscaped westerly facing rear gardens.

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Set in a fantastic location within a popular and established enclave across from open greens, a few minutes stroll to the town centre and amenities. Crossing the extended block paved driveway and up to the attractive frontage with modern composite entrance door, opening through to:

#### ENTRANCE HALL

A bright and welcoming reception greets you, with a beautiful oak and glass staircase to the first-floor accommodation, radiator, power points and modern wood effect flooring.

#### SITTING ROOM

15' x 12'5 another light space with UPVC bow window to the front aspect, timber fire surround with cast inlay and gas fire inset, radiator, power points, TV point and square archway through to:

#### DINING ROOM

11'3 x 9'9 a versatile reception, ideal for family meals with UPVC French doors opening onto the westerly facing rear gardens, radiator and power points.

#### KITCHEN

11'5 x 8'6 a beautiful kitchen with UPVC window to the rear aspect, comprising a range of refitted base and eye level storage units, incorporating solid work surface with under mounted sink and moulded drainer with mixer tap over, integrated stainless steel double oven and five ring gas with extractor fan over, integrated fridge freezer, tiled flooring, power points, handy

understairs storage and walk in pantry.

#### UTILITY ROOM

6'5 x 7'7 a handy space with part glazed UPVC doors onto the westerly facing rear gardens, vertical radiator, power points, fridge freezer space, plumbing and space for washing machine, tiled flooring

#### CLOAKROOM

With low level WC, ½ tiled walls and tiled flooring.

#### LANDING

With loft access and doors spanning out to:

#### BEDROOM

14' x 11' a lovely double bedroom with UPVC window to the front aspect, enjoying views over open greens, radiator and power points.

#### BEDROOM

11'1 x 12'7 another double bedroom with UPVC window to the rear aspect, recessed boiler cupboard housing wall mounted boiler, radiator and power points.

#### BEDROOM

7'9 x 7'5 a great single bedroom or home office with UPVC window to the front aspect and views over open greens, radiator and power points.

#### BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WV, wash hand basin and panel bath with rain shower over, attractive

panelled walls, school master radiator with towel rail, ceiling spotlights and tiled effect flooring.

#### BEDROOM

11'6 x 7'6 a great space with UPVC window to the front aspect, radiator, power points and part panelled walls.

#### EN SUITE

A fantastic addition for the family, comprising a modern quality three-piece suite, low level WC, wash hand basin and walk in shower with rain shower over, fully tiled walls and extractor fan.

#### BEDROOM

7'7 x 7'4 with UPVC window to the rear aspect, radiator and power points.

#### OUTSIDE

Set in a popular and established enclave a short stroll to the town centre and amenities, located across from open greens, the frontage is partially enclosed by mature well kempt heading and mature shaped shrubs, with double width block paved driveway offering off road parking and leading to a SINGLE GARAGE with remote electric door, power and light connected, gated side access leads to the attractive westerly facing rear gardens, enclosed by panel fencing with well-tended shaped lawns, extended block paved patio seating area, paved pathways with mature well stocked shrub borders and beds, timber arches, gazebo, trellis work and 10' x 12' timber shed.

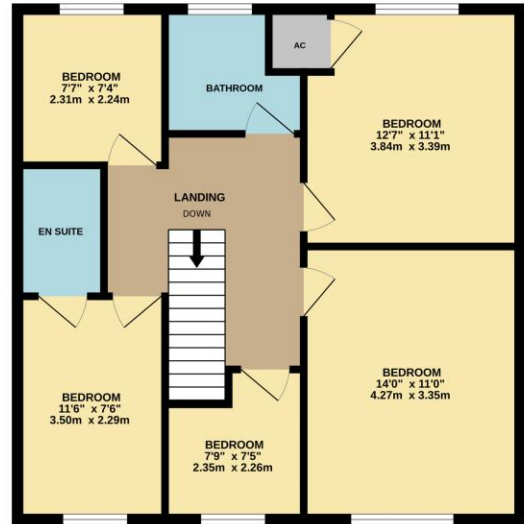




GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



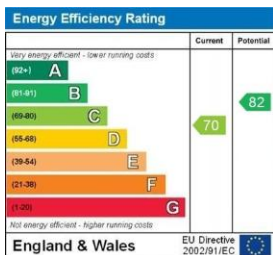
1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.6 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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