



**HARRIER WAY, MARKET DEEPING, PE6 8UN**  
**£229,995 FREEHOLD**

A modern and attractive end terrace home, well situated within this popular development, enjoying westerly facing rear gardens and double driveway, with a bright sitting room and kitchen, cloakroom, family bathroom, three bedrooms, main with fitted wardrobe and ensuite. Sold with no chain

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Duck under the canopy storm porch with part glazed entrance door opening through to:

#### ENTRANCE HALL

A bright reception greets you with stairs to the first-floor accommodation, finished with wood effect flooring and understairs storage cupboard.

#### CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, tiled splash back, radiator and extractor fan.

#### KITCHEN

10'4 x 7'11 a light and modern kitchen with UPVC window to the front aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, fridge freezer space, plumbing and space for washing machine, plumbing and space for dishwasher, power points.

#### SITTING ROOM

14'10 x 14'2 (max) 11'7 (min) an attractive room with UPVC French doors to the rear aspect opening onto the Westerly facing gardens and further UPVC window to the side, radiator, power points, TV point and

finished with wood effect flooring.

#### LANDING

With loft access and power points

#### BEDROOM

9'11 x 9'5 with UPVC window to the rear aspect, built in double wardrobe with hanging rails, radiator and power points.

#### EN SUITE

with frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, chrome heated towel rail and wood effect flooring

#### BEDROOM

9'9 x 7'11 with UPVC window to the front aspect, radiator and power points.

#### BEDROOM

6'7 x 6'5 a single bedroom or home office with UPVC window to the front aspect, radiator, power points and recessed boiler cupboard housing wall mounted boiler

#### BATHROOM

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with mixer taps

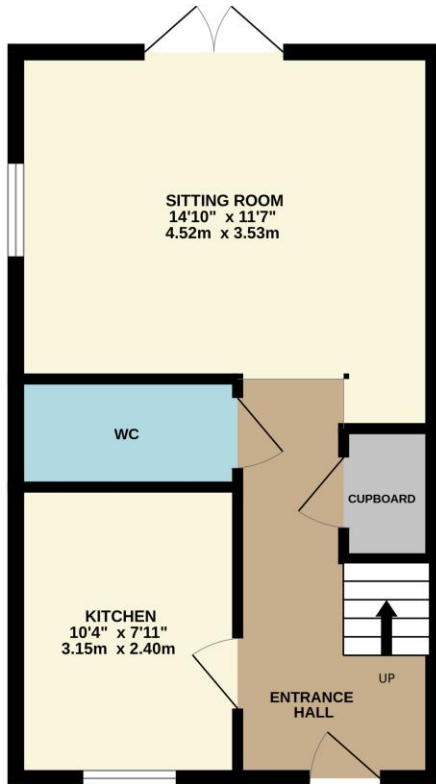
over, tiled splashbacks, chrome heated towel rail and wood effect flooring.

#### OUTSIDE

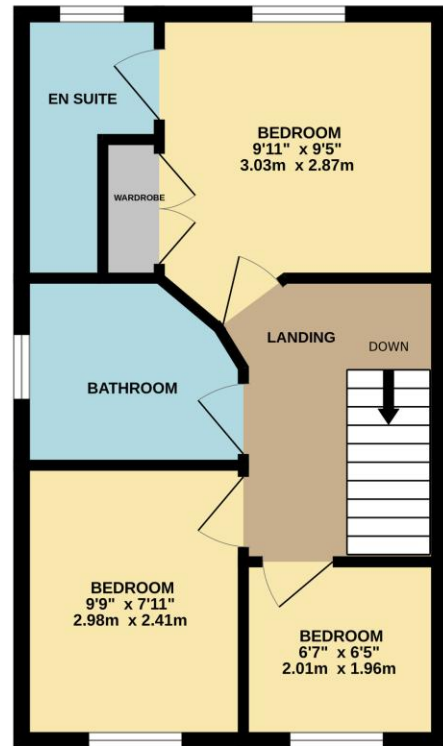
The frontage is open and finished with granite chippings, to the side there is a driveway offering parking for up to three vehicles, the rear garden enjoys a westerly facing aspect, enclosed by panel fencing and mainly laid to lawn with patio seating and gated side access.



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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			
A	(92+)		93
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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