



TATTERSHALL DRIVE, MARKET DEEPING, PE6 8BS
£399,000 FREEHOLD

A great family home at the entrance of an extremely popular development just a short stroll to Market Deeping town, four bedrooms, generous en suite, three reception rooms including home office, extended parking and a double garage, all on a westerly facing corner plot

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ACCOMMODATION

A fantastic position on the edge of an extremely popular development, a short stroll to Market Deeping town, sat on an attractive corner plot, you can tell the sellers are gardeners, with an abundance of flora shrubs, crossing the extended driveway, under the canopy porch with entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with side stairs to the first-floor accommodation, radiator and power points

HOME OFFICE

8' x 6'4 a great place to work from home with UPVC window to the side aspect, radiator and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, ½ tiled walls, chrome heated towel rail and tiled flooring.

SITTING ROOM

16'6 x 11'3 a lovely light room with dual UPVC windows to the front aspect, feature fireplace, radiator, power points and TV point, double doors open through to:

DINING ROOM

10'6 x 9'4 with UPVC French doors opening onto the westerly facing rear gardens, radiator and power points.

KITCHEN/BREAKFAST

13' x 10'1 (max) 7'5 (min) another bright space with dual UPVC windows to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, integrated double oven and five ring gas hob, with stainless steel extractor fan over, integrated dishwasher, breakfast nook, understairs storage/pantry, radiator, power points and tiled flooring

UTILITY ROOM

7'6 x 4'9 with part glazed UPVC door to the side aspect, 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 flooring

LANDING

With UPVC window to the side aspect and recessed airing cupboard

BEDROOM

9'10 x 7'9 with UPVC window to the rear aspect, radiator and power points.

BEDROOM

11'8 x 7'10 with UPVC window to the rear aspect, radiator and power point

SHOWER ROOM

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

BEDROOM

14'3 x 8'9 with UPVC window to the front aspect, radiator and power points.

BEDROOM

11'5 x 11'5 with UPVC window to the front aspect, a range of fitted bedroom furniture including three double wardrobes, radiator and power points.

EN SUITE

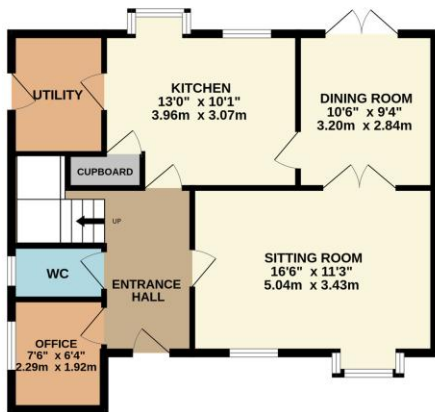
11'5 x 7'1 a great size en suite with frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with mixer shower taps, radiator.

OUTSIDE

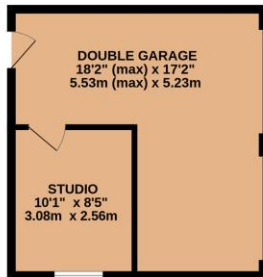
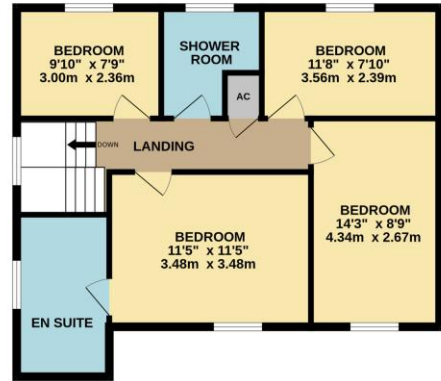
Set located at the entrance of a popular development, a short stroll to Market Deeping town, set at the end of a small shared driveway, with extended parking for at least three vehicles and leading to a detached DOUBLE GARAGE 17'2 x 18'2 with twin electric roller doors, power and light connected with an internal room 10'1 x 8'5 a great studio or second office, the frontage is partially enclosed by mature hedging with an abundance of rose bushes and hedging, gated access leads to the side and rear gardens, the side has an extended patio seating area, gravel beds and green house, with the rear gardens mainly laid to lawn with dug vegetable beds, a second patio seating area and timber shed.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (151.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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