



HIGH STREET, MARKET DEEPING, PE6 8ED
£239,000 FREEHOLD

A wonderful period property within the conservation area of Market Deeping town, a deceptively spacious home with an open plan living space, two double bedrooms, characterful bathroom and further generous loft room with a myriad of uses, sold with the advantage of no chain.

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Sat proudly on the High Street within the conservation area of Market Deeping, with the town on the doorstep, entrance door opening through to:

ENTRANCE HALL

An immediate surprise of the size you see stretching out in front of you, finished with wood flooring the spaces open out to:

SITTING ROOM

10'6 x 12'2 with UPVC picture window to the front aspect, underfloor heating, finished with wood flooring, recess fireplace with cast wood burner inset (unchecked), power points and TV point, opening through to:

DINING ROOM

13'11 x 13'11 (max) another light room with UPVC window to the rear aspect, timber balustrade stairs to the first floor accommodation, under stairs storage cupboard, recessed fireplace with cast wood burner inset (unchecked) power points, underfloor heating and wood flooring

KITCHEN

12'3 x 8' with dual UPVC windows to the rear aspect and part glazed door to the side, comprising a range of base and eye level storage units incorporating wood work surface with Belfast sink inset and mixer tap over, integrated oven and four ring gas hob, plumbing and space for washing machine space for fridge freezer, radiator, power points and tiled flooring.

LANDING

With radiator and stairs to the second floor

BATHROOM

With steps down from the landing and frosted UPVC window to the rear aspect, low level WC, wash hand basin and roll top claw feet bath with mixer shower taps over, chrome heated towel rail and stripped wood flooring

BEDROOM

14'1 x 8'1 a good double bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

13'11 x 12'1 a great double bedroom with dual UPVC windows to the front aspect, recess for hanging rails, attractive cast bedroom fireplace (decoration only), radiator, power points and stripped wood flooring.

SECOND FLOOR LANDING

With double glazed window to the rear and opening through to:

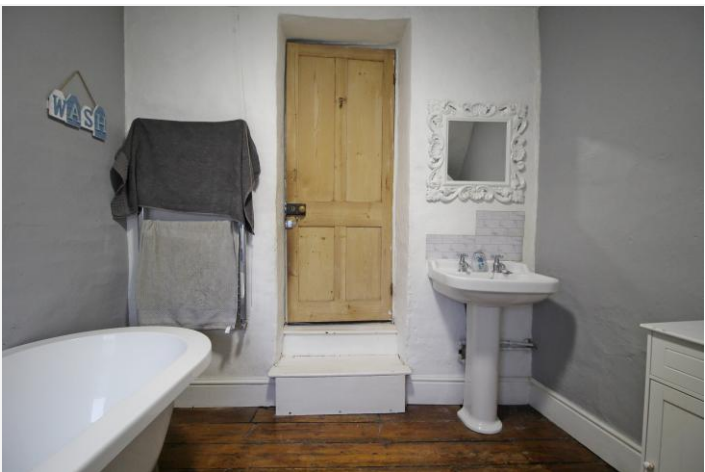
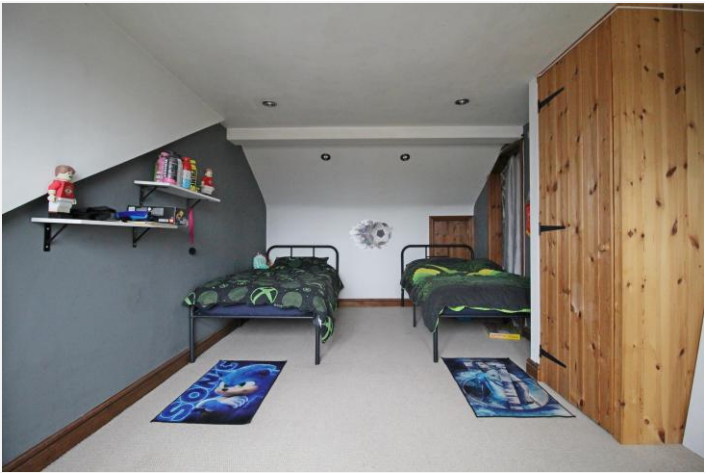
LOFT ROOM

15'7 (max) x 9' a great additional space, with double glazed Dormer window to the rear aspect, eaves storage, built in wardrobe, radiator and power points.

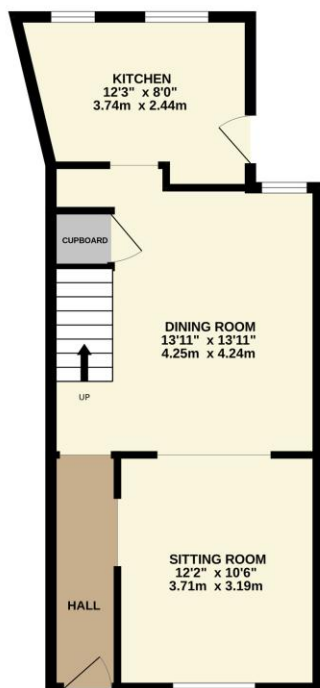
OUTSIDE

Situated on the High Street within Market Deeping town, a pint of milk or a pint one minute away. The rear courtyard gardens are enclosed by brick wall and fencing with split level patio seating and rear timber

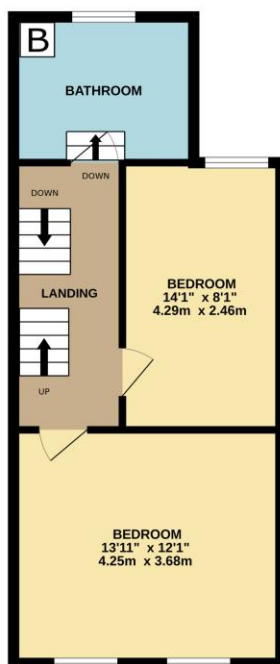
decked area, with ample space for pots and planters.



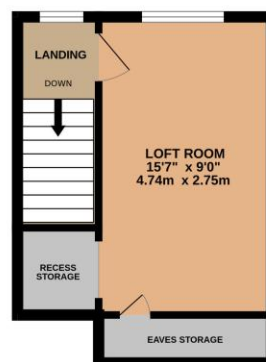
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



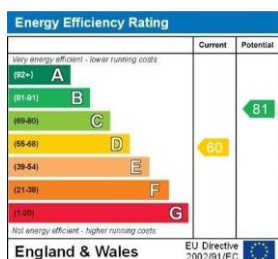
2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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