



**GODSEY LANE, MARKET DEEPING, PE6 8HY**  
**£200,000 FREEHOLD**

An established three-bedroom terrace home well located just 0.4 miles from Market Deeping town and amenities, although requiring updating throughout you can tell the property was well looked after and cherished as a family home, sold with no upward chain.

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## **ACCOMMODATION**

Set behind dual cast gates and picket fencing the long driveway is flanked by neat hedging and lawns, up to the part glazed UPVC entrance door opening through to:

### **ENTRANCE HALL**

Although a dated property, this home from the outset is very clean and tidy after being cherished for years, stairs lead to the first-floor accommodation, radiator and power points.

### **SITTING ROOM**

**14'7 x 10'7** a bright room with UPVC window to the front aspect, tiled fireplace with open fire inset (unchecked) radiator, power points and wall lighting.

### **KITCHEN DINING**

**18'4 x 10'3** another light space with UPVC window to the rear aspect and glazed UPVC door onto the rear gardens, comprising a range of base and eye level storage units incorporating straight edge work surface with stainless steel 1 ¼

sink inset with mixer tap over, integrated oven and hob, integrated fridge, plumbing and space for washing machine, wall mounted boiler, power points, radiator and recessed pantry

### **LANDING**

With loft access and recessed airing cupboard

### **BATHROOM**

with frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with electric shower over, radiator and tiled splash backs.

### **BEDROOM**

**11'4 (min) x 10'5** a good double bedroom with UPVC window to the rear aspect, built in twin double wardrobes with hanging rails, radiator and power points.

### **BEDROOM**

**11'2 x 10'6** another double bedroom with UPVC window to the front aspect, radiator and power points.

### **BEDROOM**

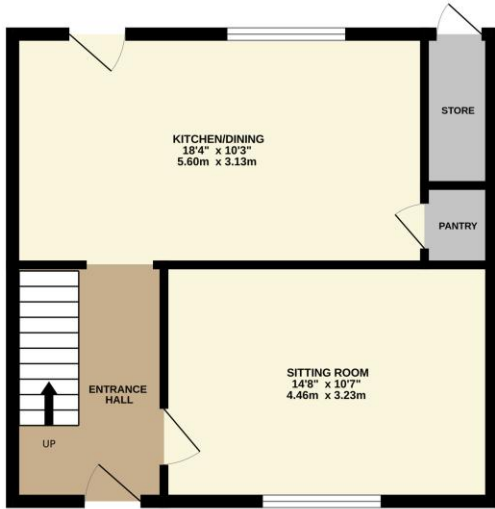
**9'8 (max) x 7'6 (max) L shape** with UPVC window to the front aspect, radiator and power points.

### **OUTSIDE**

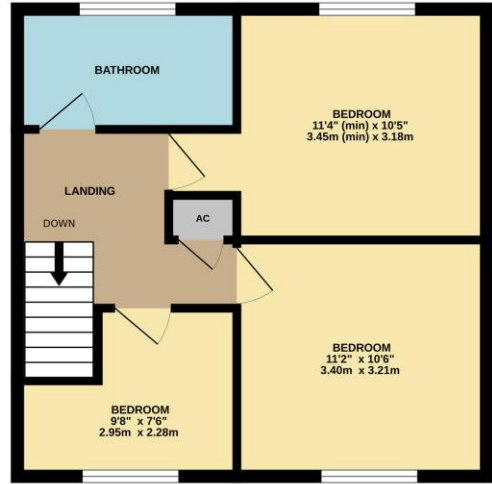
A fantastic location, 0.4 miles from Market Deeping town centre, the frontage is mainly enclosed by neat hedging and picket fencing, double cast gates open onto a paved driveway with ample space to extend the parking and create a turning area, mainly laid to lawn with shaped shrubs. Gated side access leads to the rear gardens which are enclosed by panel fencing, with neat lawns, well stocked borders with shaped shrubs, patio seating area and timber shed and external store



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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