



Newton Fallowell Market Deeping

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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12 Kesteven Drive

Market Deeping

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Recently modernised throughout
- Desirable location
- Kitchen / diner
- Separate lounge
- Garden room
- Level access shower room
- Potential for additional bathroom
- Two garages
- Room for caravan or motorhome



Entrance Porch

7' 4" x 3' 10" (2.24m x 1.17m)

With composite part glazed front door with full height double glazed side panels, tiled flooring, internal part glazed door to:

Entrance Hall

10' 3" x 7' 2" (3.13m x 2.19m)

With Kraus luxury vinyl wood effect click flooring which continues through the majority of the property, radiator, access to loft, large walk in store cupboard. Boiler cupboard housing gas central heating boiler fitted circa 2024. Doors to:

Kitchen Diner

20' 10" x 10' 4" (6.34m x 3.16m)

Fitted with a range of base and eye level units with quartz work top over and breakfast bar, inset sink with mixer tap, four ring electric hob with extractor hood over, eye level double oven & grill. Further integrated appliances include a dishwasher, under counter freezer and a full height fridge. There is a built-in pantry, recessed ceiling spotlights, PVCu double glazed French doors to the garden and internal French doors to the lounge and garden room.

Garden Room

15' 1" x 9' 6" (4.61m x 2.90m)

Half brick and PVCu double construction with an insulated warm roof, under floor heating and PVCu double glazed French doors to garden.

Lounge

16' 0" x 13' 9" (4.87m x 4.18m)

PVCu double glazed window to the front, radiator, living flame effect fire with media points over, door to entrance hall, fitted carpet, internal glaze French doors to kitchen / diner.



Utility Room

10' 3" x 5' 9" (3.13m x 1.75m)

Base and eye level storage cupboards with extended quartz work top over, space for washing machine and tumble drier, Belfast style sink with mixer tap, PVCu double glazed window to the rear, recessed spotlights, further built in storage cupboard.

Bedroom 1

13' 0" x 10' 11" (3.97m x 3.32m)

PVCu double glazed windows to the front and side, radiator.

Bedroom 2

10' 3" x 7' 9" (3.13m x 2.37m)

PVCu double glazed window to the rear, radiator.

Bedroom 3

10' 11" x 7' 4" (3.32m x 2.24m)

PVCu double glazed window to the front, radiator

Shower Room

10' 3" x 6' 8" (3.13m x 2.03m)

Fully tiled shower room with contrasting tiles in walk in shower enclosure with rain head and hand held attachment, hidden cistern WC, floating sink with storage drawers under, back lit mirror, built in store cupboard, extractor fan, PVCu double glazed window.

Outside

The property occupies a prominent corner plot with a generous gravel driveway providing parking for multiple vehicles, there are double gates to the side of the property providing additional secure parking for a caravan or motorhome. The front garden is mainly laid to lawn and is enclosed by wrought iron fencing, the main side garden features a generous patio seating area, mature trees and there is further space to the rear of the property with a timber storage shed.

Garage

Integral single garage with up and over door, power and light connected.

Detached Garage

Detached pre-fabricated single garage with up and over door, power and light connected, PVCu double glazed window and pedestrian door to the side.

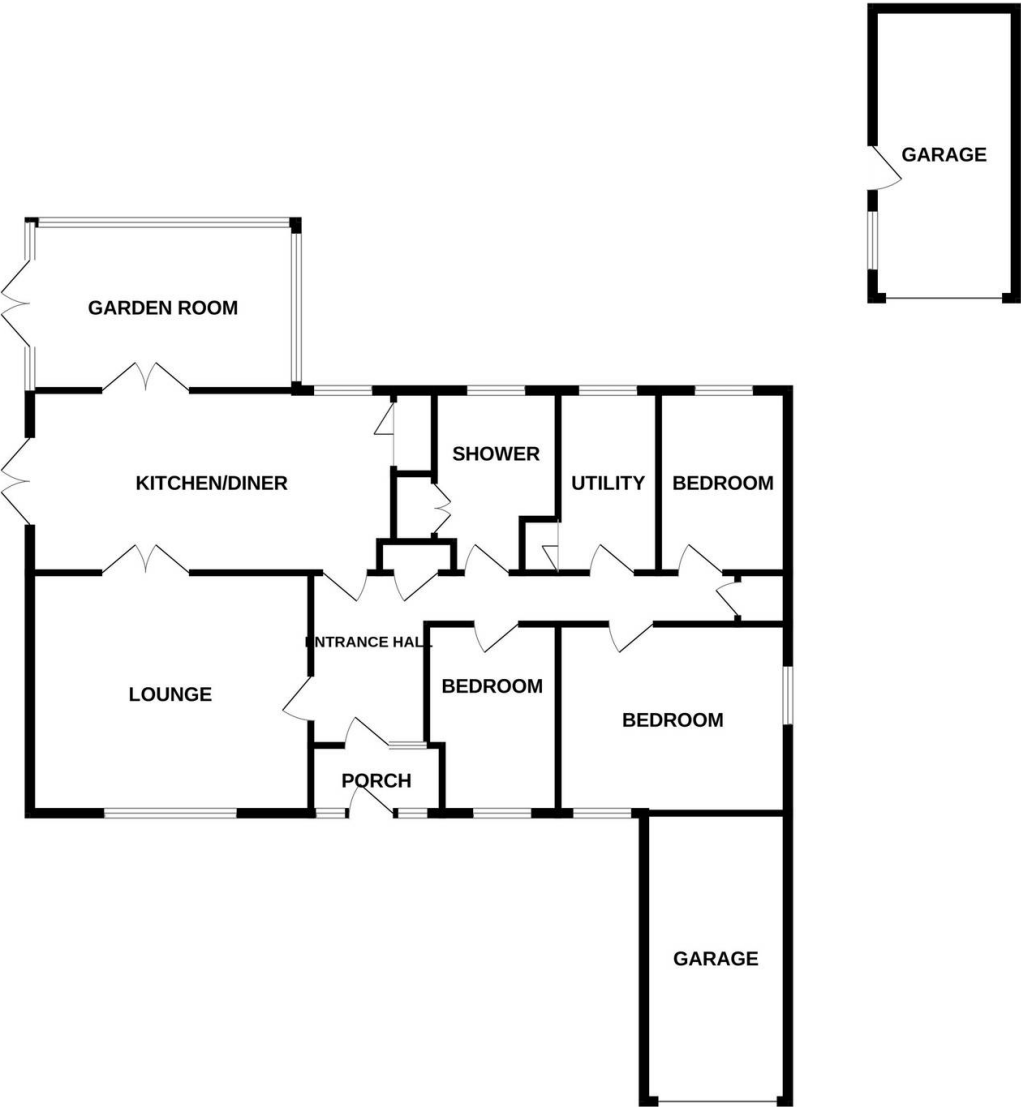
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GROUND FLOOR



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