E-mail: marketdeeping@winkworth.co.uk **website: www.winkworth.co.uk**

NOTE: these are draft sale particulars awaiting vendor's approval and are therefore subject to change. All areas & measurements are approximate. The text, photos and plans shown in this brochure are for guidance only and do not form part of offer or contract and must not be relied upon as fact. It should not be assumed that the property has all necessary planning or consents required. The services and associated fittings, systems and appliances have not been tested by the Agents. Purchasers must satisfy themselves by inspection or otherwise.

Viewing is strictly via the selling agent by appointment with Winkworth, 5a High Street, Market Deeping, Cambs, PE6 8ED on 01778 347098 or marketdeeping@winkworth.co.uk

AGENTS NOTE: If you are interested in making an offer on this property, please contact a member of the sales team who will take the necessary information from you in order to present the offer to the vendor to ensure we receive a speedy response. Due to Money Laundering Regulations 2007, we require proof of identification from all purchasers and proof of cash from buyers not requiring a mortgage.

MORTGAGE ADVICE
In order that we can assist you with your move as smoothly as possible, our Mortgage Advisor can offer you whole of market advice, to ensure that you get the right financial package for your new home. It is also part of our qualifying process that you speak to our Mortgage Advisor when we are asking the vendor to consider your offer.

SOLICITORS
You will require a legal representative to act for you on any proposed purchase, we can recommend local solicitors who we work with so if you would like a quote please ask the member of the team when you make your offer and we can organize this for you.

11 Anson Court, Market Deeping, PE6 8AU **£144,950**

Set in a small enclave with a corner plot garden lies this two-bedroom end of terrace home, offered for sale with no forward, with a brand new kitchen and modern shower room, having undergone a recent refit of floor coverings and a re-decoration throughout too. An ideal first home or investment property.

ACCOMMODATION

ENTRANCE HALL
With UPVC entrance door, electric storage heater, power points, understairs storage cupboard, stairs to first floor accommodation

KITCHEN
8' x 11' with UPVC window to front, a brand new kitchen with a range of modern wall and base level storage units with complimenting work surface over, space for fridge, space for washing machine, built in oven and hob, stainless steel extractor hood over, sink unit with swan neck mixer tap, tiled splashback, power points

SITTING ROOM
9'1 x 14'9 with UPVC to rear aspect, power points, telephone point, electric storage heater, UPVC door to garden

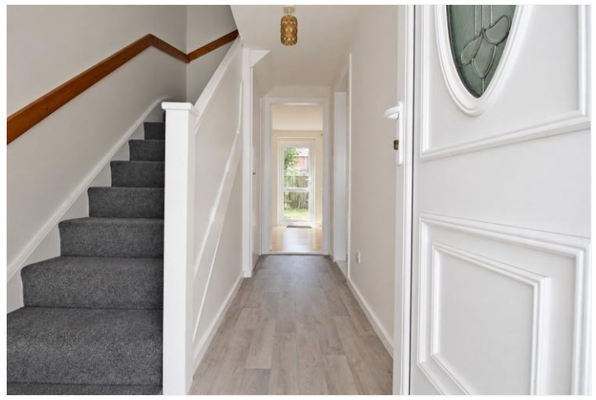
LANDING
With access to loft space, built in airing cupboard housing hot water and shelving

BEDROOM ONE
9'2 x 14'9 with UPVC window to rear aspect, frosted UPVC glazed window, electric storage heater, power points

BEDROOM TWO
7'7 x 8'10 with UPVC window to front aspect, power points, electric storage heater, over stairs storage cupboard

SHOWER ROOM
With UPVC window to front aspect, shower cubicle with electric shower over, tiled splash back, pedestal wash basin, close coupled wc, electric storage heater

OUTSIDE
There is an allocated parking space for the property to the front, the front is open plan with a side gate leading to the rear garden, taking advantage of its corner plot position, mainly laid to lawn, enclosed by fencing, with a small patio seating area.



LOCAL AUTHORITY
South Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

EPC RATING - Band E

WINKWORTH OFFICE CONTACT DETAILS

Tel ; 01778 347098

Email ; marketdeeping@winkworth.co.uk