



5 Douglas Road, MARKET DEEPING PE6 8PA

£365,000

GROUND FLOOR



1ST FLOOR



\*\*\* ANNEXE OR WORK FROM HOME OPPORTUNITY \*\*\* This 5 bedroom detached family home, with generous parking is located close to Market Deeping town centre and offers versatile accommodation which could suit a growing family with four of the five bedrooms being doubles and with two en-suites plus family bathroom. This property could also be of interest to someone looking for annexe potential, given the generous utility room which could be utilised as a stand-alone kitchen and utilising the adjoining playroom / reception room (being approx 19ft long) as a bedroom / living space. In addition, there is independent property access via the rear door and side gate. Alternatively the playroom could be utilised as a work from home or possibly small home business space (subject to obtaining relevant permissions). EPC Energy rating D Council Tax Band D.

**ENTRANCE HALL**

Radiator, stairs to first floor accommodation. Part glazed door to the front.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and low level WC. Tiling to walls. UPVC window to the front.

**LOUNGE**

16' 11" x 12' 4" (5.16m x 3.76m) (approx) Inset gas fire with surround. Radiator. UPVC double glazed window to the front. Opening to:

**DINING ROOM**

10' 2" x 10' 0" (3.10m x 3.05m) (approx) Radiator, tiled floor. Door to kitchen. Opening to:

**GARDEN ROOM**

8' 4" x 8' 0" (2.54m x 2.44m) (approx) UPVC double glazed window to the side, UPVC double glazed French doors to the rear.

**KITCHEN**

11' 7" x 9' 2" (3.53m x 2.79m) (approx) Fitted with a range of eye level and base units with worktop over. One and a half bowl sink and drainer, tiled splashback. Electric oven and hob with diffuser above. Under stair cupboard, tiling to floor. UPVC double glazed window to the rear. Door to:

**UTILITY ROOM**

Range of wall and base units with worktop over. One and a half bowl stainless steel sink and drainer with tiled splashback. Space and plumbing for washing machine, tumble dryer, and dishwasher. Space for under counter fridge or freezer. Wall mounted gas boiler. Part tiled glazed door to:

**PLAYROOM**

19' 0" x 7' 7" (5.79m x 2.31m) (approx) Radiator. UPVC double glazed window to the front.

**FIRST FLOOR LANDING**

Airing cupboard with pre-lagged hot water cylinder and slatted shelving. Loft access.

**BEDROOM ONE**

13' 5" x 12' 9" (4.09m x 3.89m) (approx) UPVC double glazed window to the front. Radiator, fitted wardrobe with sliding doors.

**EN SUITE**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin with storage underneath and low level WC. Tiling to walls, radiator. UPVC double glazed window to the side.

**BEDROOM TWO**

10' 4" x 9' 11" (3.15m x 3.02m) (approx) UPVC double glazed window to the rear. Storage cupboard with hanging rail and shelving. Radiator. UPVC double glazed window to the rear.

**EN SUITE**

Fitted with a two piece suite comprising pedestal wash hand basin and shower cubicle. Tiling to walls and flooring.

**BEDROOM THREE**

15' 7" x 7' 5" (4.75m x 2.26m) (approx) Two UPVC double glazed windows to the rear. Radiator, storage cupboard with rails and shelving.

**BEDROOM FOUR**

19' 7" x 8' 4" (5.97m x 2.54m) (approx) UPVC double glazed windows to the front and side.

**BEDROOM FIVE**

7' 8" x 6' 10" (2.34m x 2.08m) (approx) UPVC double glazed window to the front. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Radiator, tiled walls.

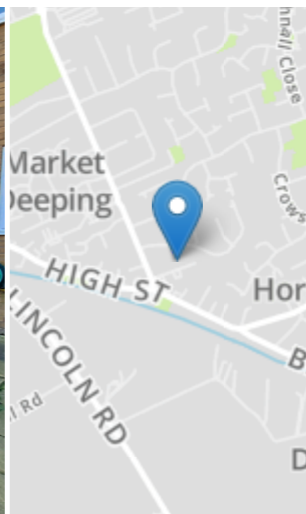
**OUTSIDE**

To the front, a generous block paved driveway.

To the rear, the garden is laid to lawn enclosed by timber fencing. Generous patio and paving areas. Established raised borders.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.