



**14 KING STREET, WEST DEEPING  
PE6 9HP**

**£435,000**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

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349300**

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**G**reatly improved and extended and featuring a 33' x 23' kitchen/living room, this impressive village home has a superb location within a small private cul-de-sac and is a perfect family home. With a large westerly-facing private garden to the rear, this individual home also features a cinema room, lounge and study whilst to the first floor there is a 16' x 14' principal bedroom with en-suite, three further double bedrooms and a study area. Economical to run with solar panels, this surprisingly spacious residence also has ample parking for several vehicles with an EV charging point and is situated in one of the areas' most sought-after villages within easy access of Market Deeping and Stamford. Call our Team today for more information on this home.

Front entrance door opening to

**HALLWAY**

With radiator and attractive staircase leading to first floor with storage area below.

**CLOAKROOM**

Comprising low flush WC and wash-hand basin.

**LOUNGE 14'7 x 11'7 (4.45m x 3.53m)**

This light and airy room features a large cast-iron woodburner, radiator and windows to front and rear elevations.

**STUDY 10'6 x 6'9 (3.20m x 2.06m)**

With radiator, tiled flooring, window to front elevation and large walk-in cupboard with central heating combi-boiler, water softener and controls for underfloor heating.

**CINEMA ROOM 13' x 10'1 (3.96m x 3.07m)**

With radiator and window to front elevation. Equipment/seating and acoustic panels available by separate negotiation.

**LANDING**

With built-in storage cupboard and window to front elevation.

**STUDY AREA 9'8 x 7'7 (2.95m x 2.31m)**

Ideal for working from home or as a homework area for students, with radiator, window to rear elevation and access to the Principal Bedroom and Bedroom Two, which is presently used as a dressing room.

**PRINCIPAL BEDROOM 16' x 14'7 (4.88m x 4.45m)**

An impressive bedroom with radiator, windows to rear and side elevations and door to

**EN-SUITE**

A luxury en-suite comprising two wash-hand basins, low flush WC, shower cubicle, fully tiled walls, heated towel rail and window to side elevation.

**BEDROOM TWO 12'6 x 10'3 (3.81m x 3.12m)**

Presently used as a dressing room with radiator, built-in wall length wardrobes and two windows to front elevation.

**BEDROOM THREE 14' 6 x 11'5 (4.42m x 3.48m)**

With radiator, built-in storage cupboard and windows to front and rear elevations.

**KITCHEN/LIVING ROOM 33' x 23'5 (10.06m x 7.14m)**

This quite stunning, spacious room is entered via double-opening glazed doors from the Hallway and has access onto the rear garden. The kitchen area has a range of contemporary base units, central island unit with breakfast bar and electric hob with integrated extractor fan, a range of built-in quality appliances, contemporary work surface, three skylight windows and further window to rear elevation. The living area has spotlighting, whilst the dining area has French doors leading onto the rear garden and access to

**PANTRY 9'3 x 5'11' (2.82m x 1.80m)**

With integrated fridge and shelving.

**UTILITY ROOM 9'5 x 7'10 (2.87m x 2.39m)**

With plumbing for washing machine, sink unit, base units and door to side.

**BEDROOM FOUR 10'7 x 9'8 (3.23m x 2.95m)**

With radiator, built-in storage cupboard with solar panels inverter and window to front elevation.

**BATHROOM**

Comprising panelled bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

**OUTSIDE**

The property is approached via a large gravel driveway which provides parking for several vehicles and has an EV charging point.

The westerly-facing rear garden is fully enclosed and mainly laid to lawn with mature shrubs, patio area, paving and store room.

EPC RATING: TBC

COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan