



1 THE HAWTHORNES, MARKET DEEPING
PE6 8DH

GUIDE PRICE £350,000

FREEHOLD



Briggs Residential
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Market Deeping
PE6 8EA

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Situated down a small private road of executive properties, this individual cottage style home offers superb open plan living accommodation accessed from an impressive entrance hall. With a detached studio within the grounds there is also a south facing courtyard garden and a detached timber double garage with parking spaces either side. Viewing is highly advised to appreciate the individuality and location of this lovely home.

Storm Porch to Front Entrance Door Opening to

LOBBY
With stairs to first floor, door to cloakroom and door to

RECEPTION HALL 10'6 x 8'6 (3.20m x 2.59m)
An impressive entrance hall with window to front aspect and double opening sliding barn doors to the living room.

CLOAKROOM
Comprising low flush WC, wash hand basin recently installed central heating boiler and window to front aspect.

LIVING ROOM 29' x 19'2 (8.84m x 5.84m)
A most impressive open plan room comprising living area with two large windows to front and side aspects, dining area, radiator, TV points, exposed flooring and door to

KITCHEN 15'9 x 8'7 (4.80m x 2.62m)
Comprising ample wall and base units and glazed display cabinets, space for cooking range, extractor hood, sink unit, fridge space, breakfast area, window to rear aspect and stable door to

GARDEN ROOM 17'2 x 12' (5.23m x 3.65m)
Comprising a bar and seating area, this room is ideal for entertaining with bi-folding doors opening onto the southerly facing courtyard garden.

LANDING
A spacious landing giving access to all bedrooms.

MASTER BEDROOM 15' x 12' (4.57m x 3.65m)
This air conditioned room has a walk in wardrobe, radiator and window to side aspect.

BEDROOM TWO 18'1 x 8'9 (5.51m x 2.67m)
This air conditioned room has radiator and window to side aspect.

BEDROOM THREE 11' x 10' (3.35m x 3.04m)
With radiator and window to front aspect.

BATHROOM
A four piece suite comprising panelled bath, shower cubicle, wash hand basin, low flush WC and window to front aspect.

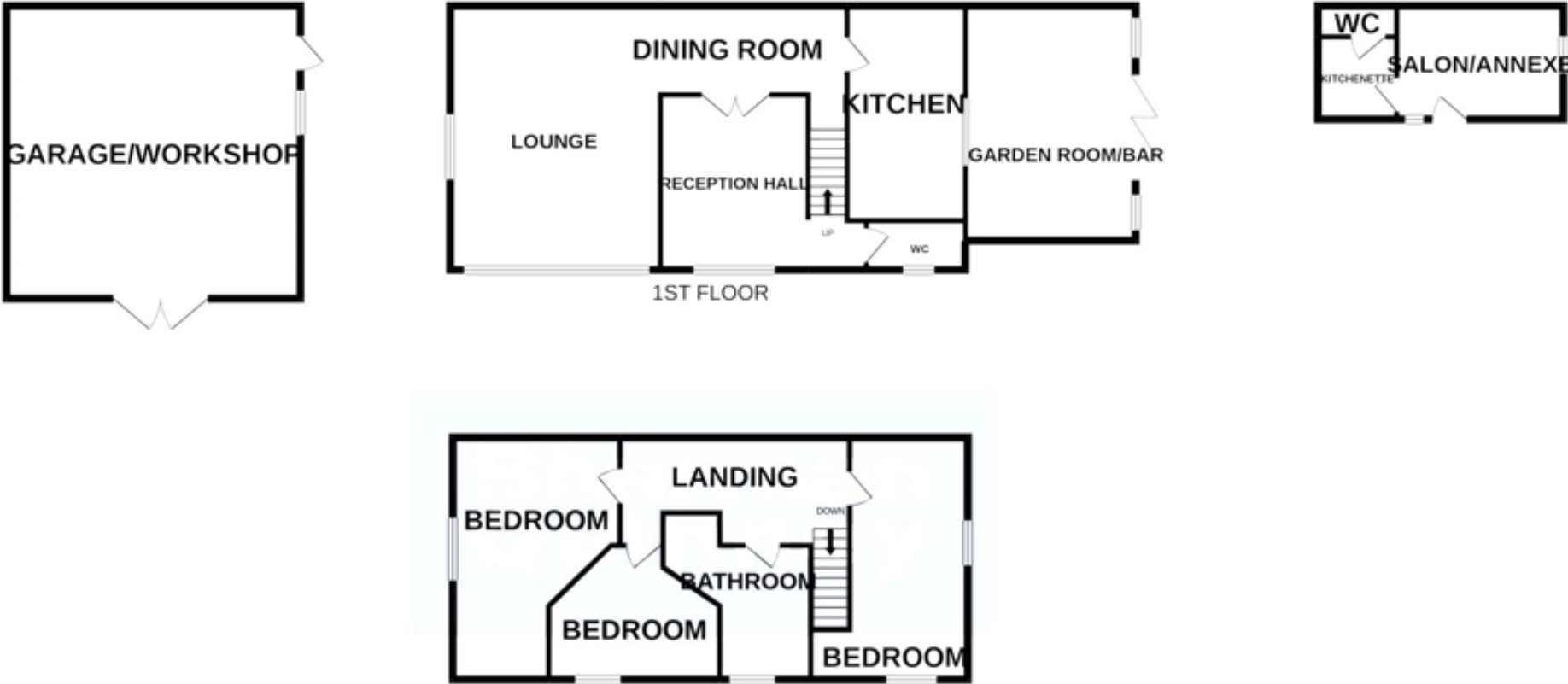
OUTSIDE

Salon/Studio 12' x 8'5 (3.65m x 2.57m)
With a separate private entrance, this air conditioned room has window to side aspect and door to a kitchen area and cloakroom with low flush WC.

There is a detached double garage/workshop of 21' x 21' (6.40m x 6.40m) with power and lighting and there is further parking either side.

The rear south facing courtyard garden provides a high degree of privacy and is ideal for those lazy Sunday afternoons.

EPC RATING: C COUNCIL TAX BAND: D (SKDC)



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