



5 Grimsthorpe Close, Market Deeping, Peterborough, Lincolnshire ~~£358,000~~ **£358,000**



*** FOUR BEDROOM DETACHED HOME *** This four bedroom property would make an ideal family home, situated in a peaceful cul-de-sac in the sought after town of Market Deeping. This home briefly comprises two reception rooms, a spacious kitchen/diner, WC and an attractive sunroom which has a solid roof with feature lantern skylight. Upstairs, there are four bedrooms, with a refitted modern en-suite to the principle bedroom, and a further family bathroom. The home has a commanding position, with well maintained landscaped gardens. There is a driveway providing off road parking in front of the garage. EPC Energy Rating D / Council Tax Band D.

ENTRANCE HALL

UPVC window to the side, stairs to first floor accommodation, wood laminate, radiator and coving to ceiling.

RECEPTION

2.66m x 2.20m (8' 9" x 7' 3") (Approx) UPVC window to the front, radiator.

KITCHEN / DINER

5.54m x 3m (18' 2" x 9' 10") (Approx) Fitted with a range of eye level and base units, with worktops over. Partly tiled, downlighting. Electric hob with cooker and extractor fan over. Plumbing and space for washing machine. Space for American style fridge freezer. Integrated dishwasher. Stainless steel sink with mixer tap and drainer. Understair cupboard, UPVC window to the rear, radiator.

REAR HALL

Coving to ceiling.

WC

Two piece suite comprising wash hand basin and low level WC. Extractor fan.

SUN ROOM

6.05m x 3.09m (19' 10" x 10' 2") (Approx) UPVC windows to rear and side, French doors into garden, wooden laminate flooring, downlights, lantern skylight. Level lock fire door into garage and opening into lounge. Modern vertical radiator.

LOUNGE

6.64m x 3.18m (21' 9" x 10' 5") (Approx) UPVC window to front, wooden laminate flooring, coving to ceiling, radiator, log burner with feature Newman Telford oak effect concrete beam and fireproof granite hearth.

LANDING

Loft access. The loft is fully boarded with built-in drop down ladder, with light. Coving to ceiling.

BEDROOM ONE

4.91m x 3.09m (16' 1" x 10' 2") UPVC window to front, radiator, built-in storage, storage cupboard.

EN-SUITE

Three piece suite comprising oversized shower with glass panel and rainfall showerhead, modern vanity hand basin and low level WC. Partly tiled and chrome heated towel rail. UPVC window to front.

BEDROOM TWO

3.7m x 3.27m (12' 2" x 10' 9") (Approx) UPVC window to front, radiator, airing cupboard.

BEDROOM THREE

2.87m x 2.57m (9' 5" x 8' 5") (Approx) UPVC window to rear, radiator.

BEDROOM FOUR

2.87m x 2.50m (9' 5" x 8' 2") (Approx) UPVC window to rear, radiator.

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin and low level WC. Partly tiled and heated towel rail. UPVC window to the rear.

OUTSIDE


The front of the property is laid to lawn, with mature shrubs and a block paved path leading to the door.

There is also a block paved driveway providing off road parking in front of the garage. The garage has overhead boarded storage, with ladder access with light and power sockets. The garage has electric roller door.

To the rear, the south facing garden is mainly laid to lawn and is fully enclosed by walling and fencing. There is an extensive patio area, bordering the rear of the house, with mature shrubs, with a further patio at the end of the garden, with spotlight downlighting. There is also gated side access to the front, with security spotlight.

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		87

EU Directive 2002/91/EC