

OPENING HOURS



THE FORGE, 11A KING STREET, WEST DEEPING
PE6 9HP

£585,000

FREEHOLD



briggs residential

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Market Deeping
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Set on a plot of approximately 1/4 acre in this sought-after village location, this spacious four bedroom detached home is presented in exceptional order throughout and backs onto open fields. With a 30' open-plan kitchen/dining/living space alongside a spacious lounge with woodburning stove, this property also benefits from a separate study, utility room and a single garage (12'7 x 13'4) as well as re-fitted family bathroom and en-suite to the first floor. Viewing is highly recommended to appreciate the quality and beautiful setting.

Entrance door opening to

HALLWAY

With radiator, large walk-in cloaks cupboard with hanging rails and storage and stairs leading to first floor.

LOUNGE 19'9 x 12'5 (6.01m x 3.79m)

With radiator, cast-iron woodburning stove, window to front elevation and double doors opening onto rear gardens.

KITCHEN/DINING/LIVING ROOM 30'6 x 20'7 (9.31m x 6.28m)

A striking open-plan space with kitchen and dining area overlooking the rear gardens with a spacious living area positioned to the front. The kitchen comprises a modern range of high quality base and eye-level units with oak worktops, integrated KitchenAid electric oven and steamer alongside a separate KitchenAid microwave/grill/oven, integrated dishwasher, integrated fridge, island with oak worktops and inset induction hob with extractor hood over and doors opening onto rear garden.

UTILITY ROOM 8'11 x 7'10 (2.71m x 2.40m)

Fitted with a matching range of base and eye-level units with oak worktops alongside a full-height pantry cupboard with shelving and storage, sink unit, radiator, window to rear elevation and door to rear.

LANDING

A spacious landing area with Velux window to front elevation and a large picture window to rear elevation providing views over the gardens and open fields beyond.

BEDROOM ONE 15'1 x 12'2 (4.61m x 3.71m)

With radiator, built-in wardrobes, window to rear elevation overlooking open fields and door to

EN-SUITE

Re-fitted with a modern three piece suite comprising vanity wash-hand basin, walk-in shower enclosure with rainfall shower and glass screen, WC, tiled floors and surround and heated towel rail.

BEDROOM TWO 15'2 x 12'6 (4.62m x 3.80m)

With radiator and window to rear elevation.

BEDROOM THREE 12'4 x 8'6 (3.77m x 2.59m)

With radiator and window to rear elevation.

BEDROOM FOUR 17'6 x 7'6 (5.34m x 2.30m)

With contemporary vertical radiator and Velux window.

CLOAKROOM

Comprising vanity wash-hand basin, low flush WC and window to rear elevation.

STUDY 12'3 x 8'6 (3.73m x 2.59m)

With window to side elevation and door to garage.

BATHROOM

Re-fitted with a modern suite comprising roll-top bath, vanity wash-hand basin, walk-in shower enclosure with rainfall shower and glass screen, WC, tiled flooring with underfloor heating and window to rear elevation.

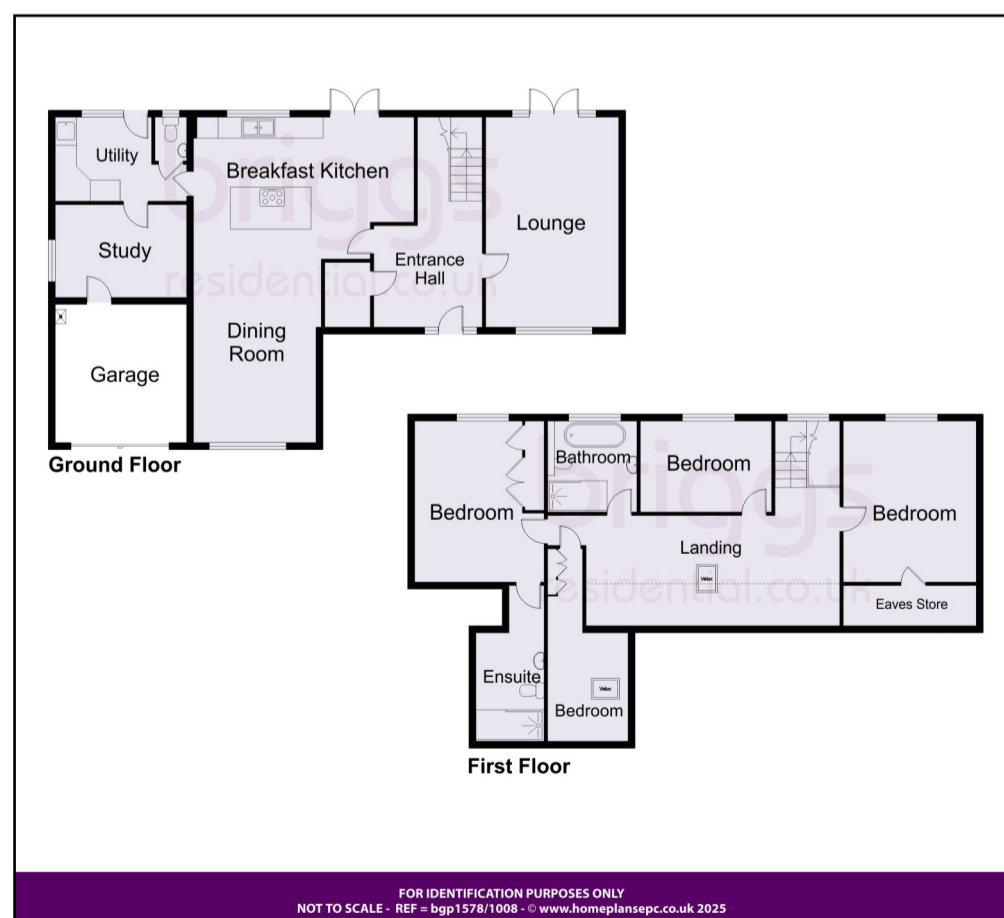
OUTSIDE

The property is set back behind mature hedgerows with double gates opening onto the gravel driveway which provides ample parking and turning. There is also a single garage with remote control roller shutter door, which also contains plumbing for washing machine and space for appliances.

The exceptionally private rear gardens comprise a range of mature trees and hedgerows with an ornamental gravelled seating area leading off from the living room. To the far aspect of the garden, there is a separate decked seating area alongside a range of productive fruit trees.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

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