



96 Tattershall Drive, MARKET DEEPING PE6 8BS

£365,000



*** NO ONWARD CHAIN *** Situated in a sought-after area of Market Deeping, this detached four-bedroom family home offers spacious and versatile accommodation throughout. The property features an inviting entrance hall, a bay-fronted lounge with French doors leading into a separate dining room, which in turn opens out to the beautifully landscaped rear garden—ideal for entertaining. The ground floor also includes a well-equipped kitchen and a convenient downstairs cloakroom. Upstairs, a charming arched window provides natural light to the landing, leading to four good-sized bedrooms, including a principal bedroom with en-suite shower room, and a modern refitted family bathroom. Bedrooms one and two further benefit from mirror-fronted built-in wardrobes. Externally, the home boasts an integral garage, off-road parking, and well-maintained front and rear gardens. EPC Energy Rating D / Council Tax Band D.

DOOR TO:

ENTRANCE HALL

Window to the front, coving to ceiling and radiator.

LOUNGE

18' 10" into bay x 11' 10" (5.75m x 3.60m) (approx) Two radiators, coving to ceiling, inset spotlights. Bay window to the front, window to the side.

DINING ROOM

12' 10" x 8' 10" (3.90m x 2.70m) (approx) Coving to ceiling, radiator, inset spotlights. French doors to the rear with windows to the side and rear.

KITCHEN

10' 2" max 6' 11" min x 14' 5" (3.09m max 2.10m x 4.40m) Fitted with a range of eye level and base units with worktop over. Oven, electric hob with extractor over. Stainless steel sink and drainer with swan

neck mixer tap over. Space for under counter fridge and freezer. Space and plumbing for washing machine and dishwasher. Part tiled and radiator. Window and door to the rear.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splash back and WC. Radiator, tiled flooring. Window to the side.

LANDING

Arch window to the side. Loft access, airing cupboard.

BEDROOM ONE

10' 6" x 10' 2" not including wardrobe (3.19m x 3.10m) (approx) Window to the front. Built in wardrobe, radiator.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and

WC. Part tiled, radiator. Window to the front.

BEDROOM TWO

10' 6" max 9' 0" min x 9' 4" not into wardrobe (3.19m max 2.75 min x 2.84m) (approx) Window to the rear, built in wardrobe, radiator.

BEDROOM THREE

10' 5" x 8' 5" (3.18m x 2.57m) (approx) Window to the front, radiator, storage.

BEDROOM FOUR

10' 0" x 8' 0" (3.04m x 2.44m) (approx) Window to the rear, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Chrome heated towel rail, inset spotlights, extractor fan, fully tiled. Window to the rear.

OUTSIDE

The front garden is laid to lawn with mature shrubbery, and a driveway provides off road parking in front of the garage.

To the rear, the garden is mainly laid to lawn and is enclosed by timber fencing, with access to the front. The landscaped garden is bordered by mature shrubbery and plants.

GARAGE

Up and over door, light and power connected, and personnel door.

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.

