



25 Rockingham Close, Market Deeping PE6 8BY

£310,000



*** CUL DE SAC LOCATION *** The property benefits from a lovely view to the rear over farmland and green area to the side. Situated close to local shops and schools, this detached home benefits from - on the ground floor entrance hall, cloakroom, kitchen, lounge, dining room and conservatory. On the first floor there are four bedrooms, one with ensuite and a family bathroom. To the front you have parking for 2 cars and garage, lawned area and side access to enclosed rear garden. Viewing is highly advised to appreciate this family home. EPC energy rating C - Council tax band D.

DOOR TO:

HALLWAY

Radiator, stairs to first floor accommodation.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Radiator. Window to the front.

LOUNGE

14' 9" x 14' 6" (4.50m x 4.42m) (approx) Two radiators, TV point, wood effect flooring. French doors opening to the conservatory. Double opening doors to:

DINING ROOM

8' 9" x 8' 1" (2.67m x 2.46m) (approx) Radiator. Window to the rear aspect. Backing onto the kitchen, this room could easily be converted into a kitchen diner.

CONSERVATORY

19' 0" x 14' 5" (5.79m x 4.39m) (approx) Brick and UPVC construction. Tiled flooring, double radiator. French doors to the rear garden.

KITCHEN

13' 3" x 7' 8" (4.04m x 2.34m) (approx) Fitted with a range of eye level and base units with worktop over. Built in oven, gas hob and extractor fan over. Sink and drainer, space for fridge. Plumbing for washing machine and plumbing for dishwasher. Radiator. Window to the front, external door to the side.

LANDING

Radiator, airing cupboard. Doors to:

BEDROOM ONE

11' 1" x 9' 0" (3.38m x 2.74m) (approx) Window to the rear. Built in wardrobes, radiator.

EN SUITE

Three piece suite comprising shower cubicle, wash hand basin and WC. Window to the side.

BEDROOM TWO

10' 7" x 8' 7" (3.23m x 2.62m) (approx) Window to the front. Built in wardrobe, radiator.

BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m) (approx) Window to the rear. Radiator.

BEDROOM FOUR

8' 9" x 8' 6" (2.67m x 2.59m) (approx) Window to the front. Built in wardrobe, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Radiator. Window to the side.

OUTSIDE

To the front, the garden is laid to lawn, a driveway provides off road parking for two vehicles and leads to a integral garage.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the front. Large patio area.

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.

