



**4 WHEATSHEAF COURT, MARKET DEEPING
PE6 8EE**

OFFERS OVER £765,000

FREEHOLD



Briggs Residential
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Market Deeping
PE6 8EA

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Situated in a small, exclusive, gated cul-de-sac of high quality, individual, family homes, built to a high specification and featuring a 30' x 15' kitchen/dining/family room. Entered via a spacious hallway, this impressive home has two further reception rooms plus a studio over the garage, whilst to the first floor there are four double bedrooms, two of which have luxury en-suites, and a large landing. With a private, fully enclosed southerly facing rear garden, this spacious home must be seen to appreciate the superb quality and location of this property.

Front entrance door opening to

HALLWAY

A most impressive entrance to this property with oak and smoked glass staircase leading to the first floor, ceramic tile flooring with underfloor heating, built-in understairs storage cupboard and access to all principal rooms.

CLOAKROOM

Modern suite comprising low flush WC, wash-hand basin, ceramic tile flooring with underfloor heating and window to front elevation.

LOUNGE 20' x 15'10 (6.10m x 4.83m)

A large room with exposed flooring with underfloor heating, contemporary raised, living-flame, coal-effect fireplace, TV point and windows to front and side elevations.

DINING ROOM 16'10 x 10'6 (5.13m x 3.20m)

Entered via double opening oak and glazed doors, this large room has exposed flooring with underfloor heating and window to front elevation.

LANDING

A large landing with oak and smoked glass staircase, airing cupboard, access to loft and dormer window to front elevation.

BEDROOM ONE 15' x 13'7 (4.57m x 4.14m)

A large master suite comprising two built-in double wardrobes, radiator, window to front elevation and door leading to

LUXURY EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail and window to side elevation.

BEDROOM TWO 13'8 x 11'8 (4.17m x 3.56m)

With radiator, window to rear elevation and door leading to

LUXURY EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail and dormer window to rear elevation.

BEDROOM THREE 12' x 10'6 (3.66m x 3.20m)

With built-in double wardrobe, radiator and window to front elevation.

KITCHEN/DINING/FAMILY ROOM 30'7 x 16' (9.32m x 4.88m)

This magnificent light and airy, southerly facing, open-plan room has a Kitchen with a range of contemporary wall and base units, Corian worktops, Corian breakfast bar, built-in appliances including electric oven and steam oven, integrated microwave, waste disposal unit, integrated dishwasher, space for American style fridge/freezer and two windows to rear elevation.

The Dining area leads through to the Living area with French doors opening onto the rear patio with glazing either side. This large area has a TV point, ceramic tile flooring with underfloor heating and is a perfect family room.

UTILITY ROOM 10'6 x 7'9 (3.20m x 2.36m)

With a range of wall and base units, plumbing for washing machine, space for tumble dryer, sink unit, ceramic tile flooring with underfloor heating, window to rear elevation and door to rear garden.

BEDROOM FOUR 10'7 x 10'7 (3.23m x 3.23m)

With built-in double wardrobe, radiator and window to rear elevation.

FAMILY BATHROOM 11'9 x 8'10 (3.58m x 2.69m)

A large family bathroom, comprising panelled bath, walk-in double shower cubicle, wash-hand basin, low flush WC, heated towel rail and dormer window to rear elevation.

STUDIO 15'1 x 11'1 (4.60m x 3.38m)

Approached via a staircase to the side of the garage, this studio, which is presently used as a bedroom, offers versatile accommodation and would be perfect for a home office or teenager space.

OUTSIDE

The property is approached via a large block-paved driveway providing parking for many vehicles which leads to an over-sized double garage with electric up-and-over doors.

The rear, private south facing garden provides a high degree of privacy with large patio area ideal for entertaining and lawned gardens enclosed by fencing and mature conifers.

EPC RATING: B

COUNCIL TAX BAND: F (SKDC)



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