



13 STAMFORD CLOSE, MARKET DEEPING
PE6 8AF

OFFERS OVER £390,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Situated in one of Market Deeping's most sought after cul-de-sacs and within easy walking distance of Market Deeping town centre, this detached home has been modernised throughout and enjoys a private south-facing rear garden. Approached via a large driveway which leads to a tandem length garage, this property features a 28' lounge/diner, open-plan through to a modern fitted kitchen, a separate family room/bedroom five and to the first floor are four bedrooms with an en-suite and walk-in wardrobe/dressing room to the master bedroom. Viewing of this home is highly advised to appreciate the superb location.

Front entrance door opening to

HALLWAY
With stairs leading to first floor, two double storage cupboards providing hanging space and door to garage.

CLOAKROOM
Re-fitted with a modern suite comprising WC, wash-hand basin and window to rear elevation.

LOUNGE/DINER 28' 4 x 11' 8 max (8.64m x 3.56m)
A spacious and flexible lounge/dining area with window to front elevation, inset wood-burning stove, sliding doors to rear opening onto the gardens, two radiators, open-plan through to

KITCHEN 11' 6 x 9' 5 (3.51m x 2.87m)
Re-fitted with a modern kitchen comprising base and eye-level units, built-in fridge, electric oven and separate oven/microwave combination, built-in dishwasher, electric hob with extractor hood over, radiator, tiled flooring and window to rear elevation.

FAMILY ROOM/BEDROOM FIVE 10' 8 x 9' (3.25m x 2.74m)
Radiator and window to side elevation.

LANDING
With doors leading to

BEDROOM ONE 10' 11 x 9' 5 (3.33m x 2.87m)
With radiator, door to walk-in wardrobe/dressing area, window to front elevation and door to

EN SUITE
Fitted with a modern suite comprising double shower enclosure, vanity wash-hand basin, WC and under floor heating.

BEDROOM TWO 10' 11 x 9' 1 (3.32m x 2.76m)
With radiator and window to rear elevation.

BEDROOM THREE 10' 11 x 9' 2 (3.32m x 2.79m)
With built-in double wardrobe, radiator and windows to side and rear elevations.

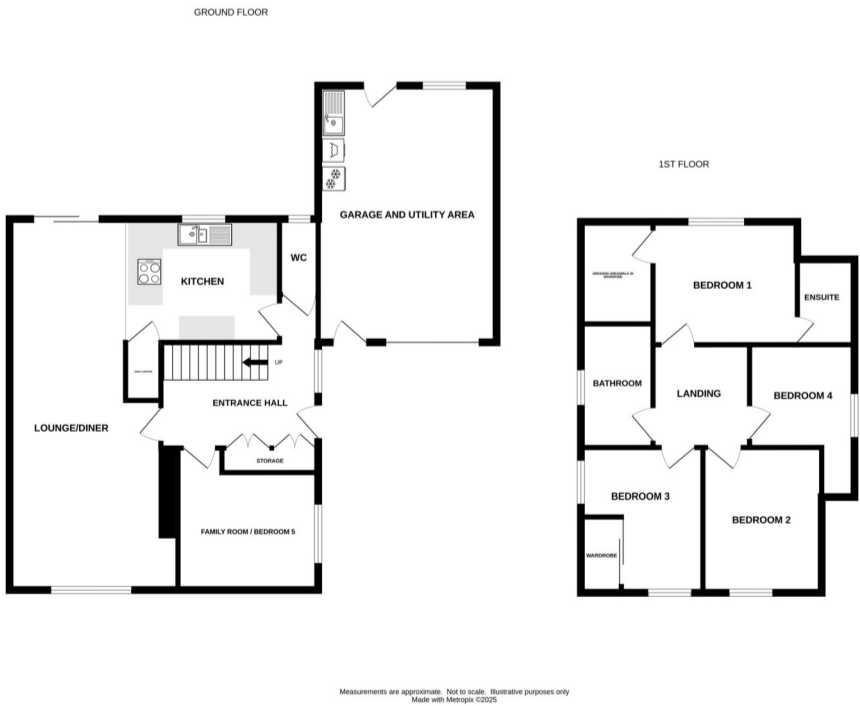
BEDROOM FOUR 7' 11 x 6' 10 (2.41m x 2.08m) plus recess
With radiator and window to side elevation.

FAMILY BATHROOM
Re-fitted with a modern suite comprising panelled bath, vanity wash-hand basin, shower enclosure, concealed cistern WC and window to side elevation.

OUTSIDE
To the front of the property there is a large block-paved driveway leading to the oversized garage measuring 20' x 11' 5 (6.10m x 3.48m) with electric up-and-over door, power and lighting and plumbing/space for appliances.

The rear garden, which is south-facing, enjoys a high degree of privacy and is laid to lawn with a paved patio seating area leading off from the house and to the rear aspect a decked seating area.

EPC RATING: D COUNCIL TAX BAND: D



These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.