

OPENING HOURS
 Monday to Friday, 9.00am until 6.00pm
 Saturday, 9.00am until 4.00pm
 Sunday, Closed



54 BANTON ROAD, TALLINGTON
PE9 4RT

£390,000

FREEHOLD



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17 Market Place
 Market Deeping
 PE6 8EA

01778
349300

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Lovingly restored by the present Vendors, this early 19th Century cottage is set down a small village lane within Tallington and features a 24' open-plan kitchen/dining room with contemporary wall and base units. This property also has a lounge with woodburner, three good size bedrooms to the first floor and a garage to the rear. Offered for sale in good decorative order throughout, this well-kept home has a westerly-facing rear garden and viewing of this property is highly advised to appreciate the superb accommodation available.

Front entrance door opening to

KITCHEN/DINING ROOM 24' x 12'7 (7.32m x 3.84m)
A most impressive entrance to this home with a large dining area with window to front elevation, a range of ample contemporary wall and base units with built-in appliances, work surface, sink unit, window to rear elevation, exposed beam, stairs leading to first floor and door to

UTILITY ROOM
With a larder unit, plumbing for washing machine, space for tumble dryer, cloaks area and stable door to rear garden.

LOUNGE 14' x 13'7 (4.27m x 4.14m)
With exposed beam, this room features a cast-iron woodburner with beam above and has windows to front and rear elevations.

LANDING
A large landing with study area and window to front elevation.

BEDROOM ONE 14'5 x 13' (4.39m x 3.96m)
A good size master bedroom with radiator and windows to front and rear elevations.

BEDROOM TWO 10'10 x 7' (3.30m x 2.13m)
With radiator and window to front elevation.

BEDROOM THREE 12'6 x 6'10 (3.81m x 2.08m)
With radiator and window to rear elevation.

BATHROOM
Comprising panelled bath with shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail and skylight window.

OUTSIDE
The property has an impressive westerly-facing patio with raised flower borders and steps leading to the well-kept lawned gardens. This property is surrounded by fencing and attractive stone wall and has a single garage and gate leading through to further parking.

EPC RATING: D COUNCIL TAX BAND: D (SKDC)



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