



**46 TOWNGATE EAST, MARKET DEEPING
PE6 8DR**

OFFERS OVER £550,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

briggsresidential.co.uk



This detached, stone built farmhouse, believed to date back to the late 18th Century, has been greatly and sympathetically restored and extended over recent years. Set behind an attractive stone wall, the property benefits from having a fully enclosed south-facing rear garden. Offering superb ground floor accommodation, including four reception rooms, with the lounge and dining rooms featuring exposed stone walls, there is also a garden room with lantern window and a 20' kitchen/breakfast room. To the first floor there are four bedrooms, with the master having an en-suite. With a driveway providing plenty of parking, leading to an oversized garage, viewing of this unique character home is highly advised.

ENTRANCE HALL

With exposed wood flooring, radiator and door to

LOUNGE 17'8 x 14'1 (5.38m x 4.29m)

A most impressive room featuring a recessed gas-fired log burner set within an attractive surround, exposed stone walls, exposed beam, wooden flooring, TV point, radiator and window to front elevation.

DINING ROOM 14'2 x 13'3 (4.32m x4.04m)

With feature ornamental fireplace, this room is ideal for entertaining with exposed stone walls, exposed beams, wooden flooring, radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 20'9 x 13'10 (6.32m x 4.22m)

With a range of ample wall and base units, large work surface area, cooking range (available by separate negotiation), Belfast sink unit, integrated dishwasher and fridge, plumbing for washing machine, space for tumble dryer, breakfast area, tiled flooring, exposed beams, dining area, underfloor heating, spotlighting, window to side elevation, TV point and access to staircase.

REAR LOBBY

With ceramic tile flooring, door to Cloakroom and stable door to Garden Room.

CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and wall tiling.

LANDING

A large landing with reading area, window to side elevation and dual loft access.

BEDROOM ONE 13'10 x 10'5 (4.22m x 3.18m)

With radiator, window to front elevation and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin with cupboards below, low flush WC, radiator, wall tiling and tiled flooring.

BEDROOM TWO 14'2 x 10'4 (4.32m x 3.15m)

With radiator and window to front elevation.

BEDROOM THREE 10'7 x 10'2 (3.23m x 3.10m)

With radiator and window to front elevation.

BEDROOM FOUR 10' x 6' (3.05m x 1.83m)

With radiator, large recessed storage cupboard with central heating boiler and window to side elevation.

BATHROOM

Comprising P-shaped panelled bath with shower above, low flush WC, wash-hand basin with cupboard below, heated towel rail and window to rear elevation.

GARDEN ROOM 18'7 x 13'1 (5.66m x 3.99m)

Of stone and UPVC construction with lantern window and ceramic tile flooring, this room overlooking the rear garden has an electric wall heater, French doors opening to the rear garden, internal door to Garage, door to Study and door to Lobby.

STUDY 10'5 x 7'5 (3.18m x 2.26m)

With exposed stone wall, lantern window, electric wall heater and window to rear elevation.

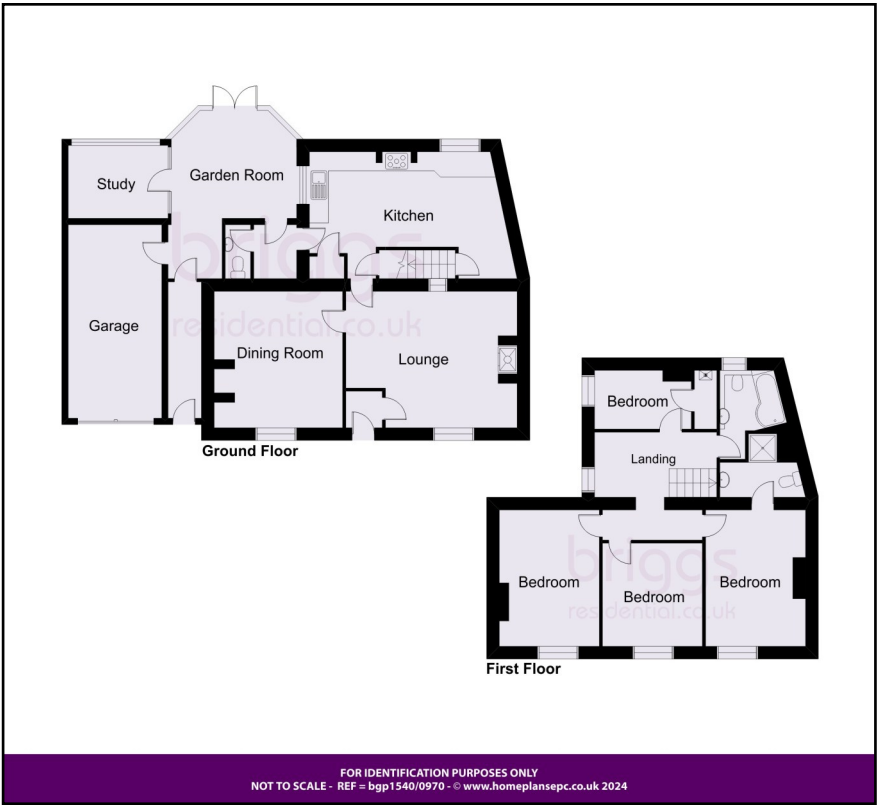
OUTSIDE

Set behind an attractive stone wall, the property has a gravel driveway which provides parking for many vehicles which leads to an oversized garage of 21'10 x 9'7 (6.65m x 2.92m) with up-and-over door, power and lighting.

The superb south-facing rear garden is fully enclosed by fencing and has a large patio area, with lawned gardens, mature trees, shrubs and has been designed for easy maintenance.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details 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.