



25 Stamford Road, Market Deeping, Lincolnshire PE6 8AB

£600,000



*** STUNNING STONE BUILT NEW HOME WITH RIVERSIDE VIEWS *** This stunning family home has versatile living accommodation for modern day living. The property has an open plan 29ft kitchen family room ideal for entertaining. Two lounges one on each floor with a balcony on the first floor overlooking the river to the rear. Bi fold and French doors. The accommodation could be used as three or four bedrooms. Enclosed gardens and gated off road parking.

MARKET DEEEPING

Market Deeping is a market town and civil parish in the South Kesteven district of Lincolnshire, England, on the north bank of the River Welland and the A15 road. The population of the town at the 2011 census was 6,008

ENTRANCE HALL

Oak staircase leading to the first floor. Doors leading to Kitchen/Family room, cloakroom and lounge. Underfloor heating.

KITCHEN / FAMILY ROOM

29' 11" x 12' 8" (9.12m x 3.86m) Irregular Shaped Room. Window to front aspect, velux windows to side and bifold doors leading to the rear garden. Family area with vaulted ceiling. A modern fitted kitchen with wall and base units and central island all with quartz worktops over. Integrated Neff appliances to include, double oven and five ring hob, dishwasher. Plumbing for American style fridge freezer. Underfloor heating.

UTILITY ROOM

8' 5" x 5' 7" (2.57m x 1.70m) Door leading to the rear garden. A fitted range of modern wall and base units with quartz worktops over, plumbing for washing machine and space for tumble dryer. Underfloor heating.

BOILER ROOM

Cupboard housing the boiler, water cylinder and the controls for the underfloor heating.

CLOAKROOM

Fitted with a modern two piece suite comprising low level WC with wall concealed flush, wall mounted wash hand basin. Underfloor heating.

GROUND FLOOR LOUNGE

16' 7" x 13' 9" (5.05m x 4.19m) Windows to front aspect, French doors leading to the rear garden. Underfloor heating

BEDROOM ONE

13' 9" x 10' 9" (4.19m x 3.28m) Window to front aspect, French doors leading to rear garden. Walk in wardrobe, underfloor heating

ENSUITE

Fitted with a modern suite comprising low level WC, wash hand basin with vanity unit below. Double shower cubicle with rain fall shower head, tiled flooring. Underfloor heating.

FIRST FLOOR LANDING

Window to rear aspect. Velux window to front aspect. contemporary style radiator.

BEDROOM TWO

12' 9" x 9' 1" (3.89m x 2.77m) Velux window to rear aspect, contemporary style radiator.

FAMILY BATHROOM

Fitted with a modern white suite comprising low level WC, wash hand basin with vanity unit below. Tiled panel bath, heated towel rail. Velux window to front aspect.

UPSTAIRS LOUNGE

13' 9" x 13' 7" (4.19m x 4.14m) French doors leading to outside covered balcony with outside lighting. Contemporary radiator. Window to front aspect.

BEDROOM THREE

13' 9" x 10' 11" (4.19m x 3.33m) Window to rear aspect. Velux to front aspect. Contemporary radiator. Walk in wardrobe.

ENSUITE

Velux window to front aspect. A modern suite comprising low level WC, wash hand basin with vanity unit below. Double shower cubicle with rain fall shower head.

OUTSIDE

To the side of the property is a gated block paved and walled parking area. Gats lead to the rear garden with patio and lawn area. Outside lighting.

AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		93
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

