



22 Duchess Drive, MARKET DEEPING, Lincolnshire PE6 8FN

£450,000



\*\*\* EXECUTIVE DETACHED HOME \*\*\* Occupying a superb position with an open front aspect, this five bedroom property would make an ideal family home with versatile living accommodation, including a 28ft kitchen/dining/living area. Briefly comprising entrance hall, dining room, lounge, social kitchen/dining/living space, cloakroom and utility room. Upstairs, there are five bedrooms, with an en-suite shower room to the principle bedroom, and a further family bathroom. There is ample off road parking in front of the detached double garage and a beautifully landscaped rear garden. Council Tax Band E - EPC Energy Rating C.

**UPVC DOUBLE GLAZED DOOR TO:**

**HALLWAY**

Amtico flooring, radiator, stairs to first floor accommodation.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. Amtico flooring, radiator, extractor fan.

**DINING ROOM**

11' 6" x 9' 3" (3.51m x 2.82m) (approx) Radiator. UPVC double glazed window to the front.

**LOUNGE**

17' 2" x 11' 0" (5.23m x 3.35m) (approx) Feature fireplace, radiator. UPVC double glazed window to the front.

**KITCHEN / DINING / FAMILY AREA**

28' 0" x 9' 11" (8.53m x 3.02m) (approx) Fitted with a range of eye level and base units with Earthstone worktop over, stainless steel sink and drainer with mixer tap over. Oven and hob with extractor over. Space and plumbing for dishwasher, space for fridge / freezer. Two radiators, Amtico flooring. UPVC double glazed French doors to the rear, two UPVC double glazed windows to the rear.

**UTILITY ROOM**

Earthstone worktop. Space and plumbing for washing machine and tumble dryer. UPVC double glazed door to the side.

**LANDING**

Storage cupboard.

**BEDROOM ONE**

14' 1" x 9' 5" (4.29m x 2.87m) (approx) (not including wardrobe) UPVC double glazed window to the front. Built in wardrobes, radiator.

**ENSUITE**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Radiator. UPVC double glazed window to the front.

**BEDROOM TWO**

11' 6" x 11' 5" (3.51m x 3.48m) (approx) UPVC double glazed window to the front. Radiator.

**BEDROOM THREE**

10' 9" x 9' 9" (3.28m x 2.97m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM FOUR**

9' 1" x 9' 9" (2.77m x 2.97m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM FIVE**

9' 1" x 7' 5" (2.77m x 2.26m) (approx) UPVC double glazed window to the rear. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator. UPVC double glazed window to the side.

**DOUBLE GARAGE**

Up and over doors to the front. Power and light connected. Personnel door to the garden.

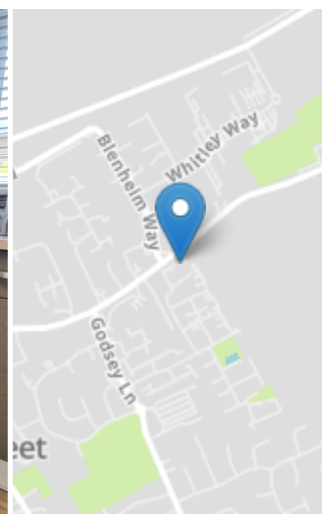
**OUTSIDE**

To the front a block paved area leads to a double driveway and double garage. Path to front door with gravel areas either side.

To the rear the garden is laid to lawn , and enclosed by timber fencing, gated to the side. Feature patio area, with adjoined further raised patio area. Raised flower / shrub boxes.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>	80	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	