



TOWNGATE FARM, 33 TOWNGATE EAST
MARKET DEEPING PE6 8DP

OFFERS OVER £600,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

briggsresidential.co.uk



This elegant, three storey, semi-detached, Grade II listed home has been sympathetically restored and offers superb generous sized accommodation with its lovely high ceilings and is entered via an impressive dining hallway with period staircase leading to both floors. Rarely does a property of this nature become available, therefore, viewing of this unique period home is highly advised to appreciate its charm and character, with four double bedrooms, three reception rooms and a double garage to the rear. The property has a fully enclosed rear garden and a courtyard, which provides access to other properties and is also owned by the property. For more details of this imposing building, call the Briggs Team today.

Panelled entrance door with attractive glazing above, opening to

RECEPTION HALLWAY 16'2 x 12'3 (4.93m x 3.73m)
An elegant entrance to this home with flagstone flooring, elegant period staircase leading to the first floor, high skirting boards and 9'3 high ceilings, making this lovely spacious entrance a wonderful feature of this home. With window to rear elevation, radiator, door to Cloakroom and door through to Lounge.

CLOAKROOM
With flagstone flooring, feature V-shape mullion window to rear elevation, low flush WC, wash-hand basin and radiator.

LOUNGE 20' x 19' (6.10m x 5.79m)
Featuring a walk-in bay window with sash windows and shutters and with lovely high ceilings and high skirting boards, this impressive room has a recessed cast-iron woodburner set within an attractive stone surround, whilst there are two feature display alcoves, exposed flooring, radiators and French doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM 16'5 x 16' (5.00m x 4.88m)
A farmhouse style kitchen with a range of ample quality wall and base units with twin Belfast sink unit, granite and oak work surfaces, glazed display cabinets, shelving, cooking range with extractor hood above, integrated washing machine, integrated fridge and dining area. This large bespoke kitchen has wall tiling, tiled flooring, windows to front and rear elevations and stable door opening to the rear garden.

BEDROOM TWO 11'2 x 11' (3.40m x 3.35m)
With radiator, sash window to rear elevation and door to

EN-SUITE
Comprising shower cubicle, wash-hand basin, low flush WC and radiator.

SECOND FLOOR LANDING
With sash window to front elevation overlooking Market Deeping towards St Guthlac's Church.

BEDROOM THREE 14'10 x 14'3 (4.52m x 4.34m)
With radiator and sash window to front elevation overlooking Market Deeping towards St Guthlac's Church.

BEDROOM FOUR 11'3 x 9'10 (3.43m x 3.00m)
With radiator, built-in wardrobe and sash window to rear elevation.

BATHROOM
Comprising panelled bath, double shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and window to rear elevation.

LANDING/STUDY 15'2 x 13'3 (4.62m x 4.04m)
This spacious landing has a study area with built-in desk and bookshelves, radiator, window to rear elevation, sash window to front elevation with window shutters and panelled door to

INNER HALLWAY
With radiator and sash window to front elevation with window shutters.

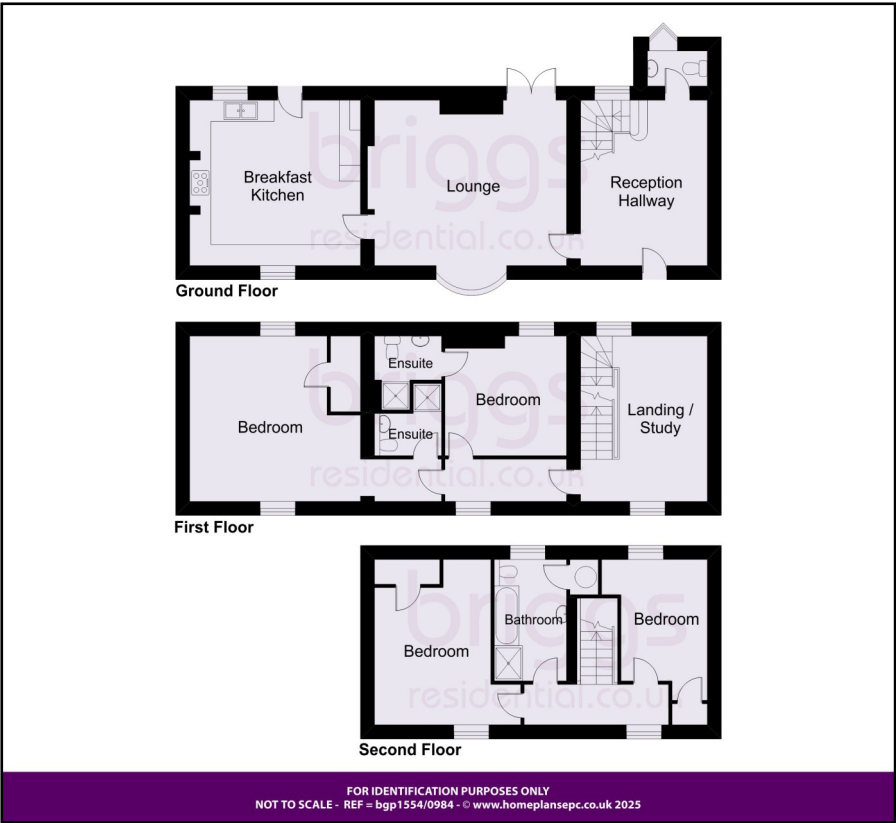
BEDROOM ONE 24' x 15'7 (7.32m x 4.75m)
With its own entrance vestibule, this large master bedroom has radiator, windows to front and rear elevations and access to

EN-SUITE
Comprising shower cubicle, wash-hand basin with cupboard below, low flush WC, wardrobes, fully tiled walls, tiled flooring and heated towel rail.

OUTSIDE
To the left hand side of the property is an archway which leads through to the courtyard which provides access to other properties. The courtyard is owned by number 33. This leads to the double garage with two doors, power and lighting.

The rear garden, which has been designed for easy maintenance, is an attractive walled garden with artificial grass, patio area and well-stocked mature borders providing a high degree of privacy for the property.

COUNCIL TAX BAND: F (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.