



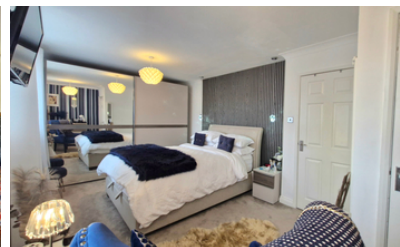
Rosedale
PROPERTY AGENTS

'Making your move easier'



46 Crowson Way, Market Deeping, Lincolnshire PE6 8EY

£325,000



*** EXTENDED THREE BEDROOM LINK DETACHED HOME *** This immaculately presented home offers generous and versatile accommodation ideal for modern family living. The ground floor briefly comprises an inviting entrance hall, downstairs cloakroom, spacious lounge, impressive open plan kitchen / dining / living area, separate utility room and an integral small garage. To the first floor are three well proportioned bedrooms, with the principal bedroom having been created by combining two rooms to form a generous main suite, together with a contemporary family shower room. Externally, the property enjoys a beautifully landscaped rear garden complete with a versatile summer house. EPC Energy Rating C - Council Tax Band C.

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UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Oak and glass staircase to first floor accommodation, with cupboard under, and radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Chrome heated towel rail, half tiled walls. UPVC double glazed window to the front.

LOUNGE

15' 4" x 12' 8" max (4.68m x 3.85m max) (Approx) Feature fireplace with gas fire. Radiator, panelled wall. UPVC double glazed curved window to the front.

KITCHEN / DINER

18' 10" x 11' 1" max (5.73m x 3.37m max) (Approx) Fitted with a range of eye level and base units with worktop over, sink with 1/2 bowl and drainer. Integrated fridge / freezer. Eye level double oven, hob with extractor fan over. Breakfast bar with storage. Spotlights, coving to the ceiling and radiator. Door to utility room.

Opening to:

DINING ROOM / FAMILY ROOM

18' 9" x 10' 6" (5.72m x 3.20m) (Approx) Three UPVC double glazed windows, UPVC double glazed French doors to the rear garden. Radiator, ceiling fan and pendant lighting.

UTILITY ROOM

Fitted with a range of eye level and base units with worktop over. Plumbing for washing machine and dishwasher. Storage cupboard. UPVC door and window to rear garden. Door to:

OFFICE / STORAGE

Fitted with eye level and base units with worktops over. Personnel door into small garage.

LANDING

UPVC double glazed window to the side. Airing cupboard, loft access.

BEDROOM ONE

18' 10" x 10' 5" (5.75m x 3.18m) (Approx) Two UPVC double glazed windows to the front. Storage cupboard and two radiators.

BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.81m) (Approx) UPVC double glazed window to the rear. Coving to ceiling, radiator.

BEDROOM THREE

8' 1" x 7' 10" (2.46m x 2.38m) (Approx) UPVC double glazed window to the rear, coving to the ceiling and radiator.

FAMILY SHOWER ROOM

Recently refitted with a three piece suite comprising double shower cubicle, floating vanity wash hand basin and low level WC. Chrome heated towel rail, partly tiled and extractor fan. UPVC double glazed window to the side.

OUTSIDE

To the front, the property benefits from a blockpaved driveway providing off road parking and access to the garage, which has been partly converted into a storage room/further reception room. A well maintained gravelled frontage with established shrubs is attractively enclosed by decorative metal railings.

To the rear, the enclosed garden is thoughtfully landscaped, featuring a lawned area complemented by patio and decking spaces, ideal for outdoor entertaining. Gravel borders with mature planting and shrubs add interest, while a versatile summer house provides useful storage.

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.

