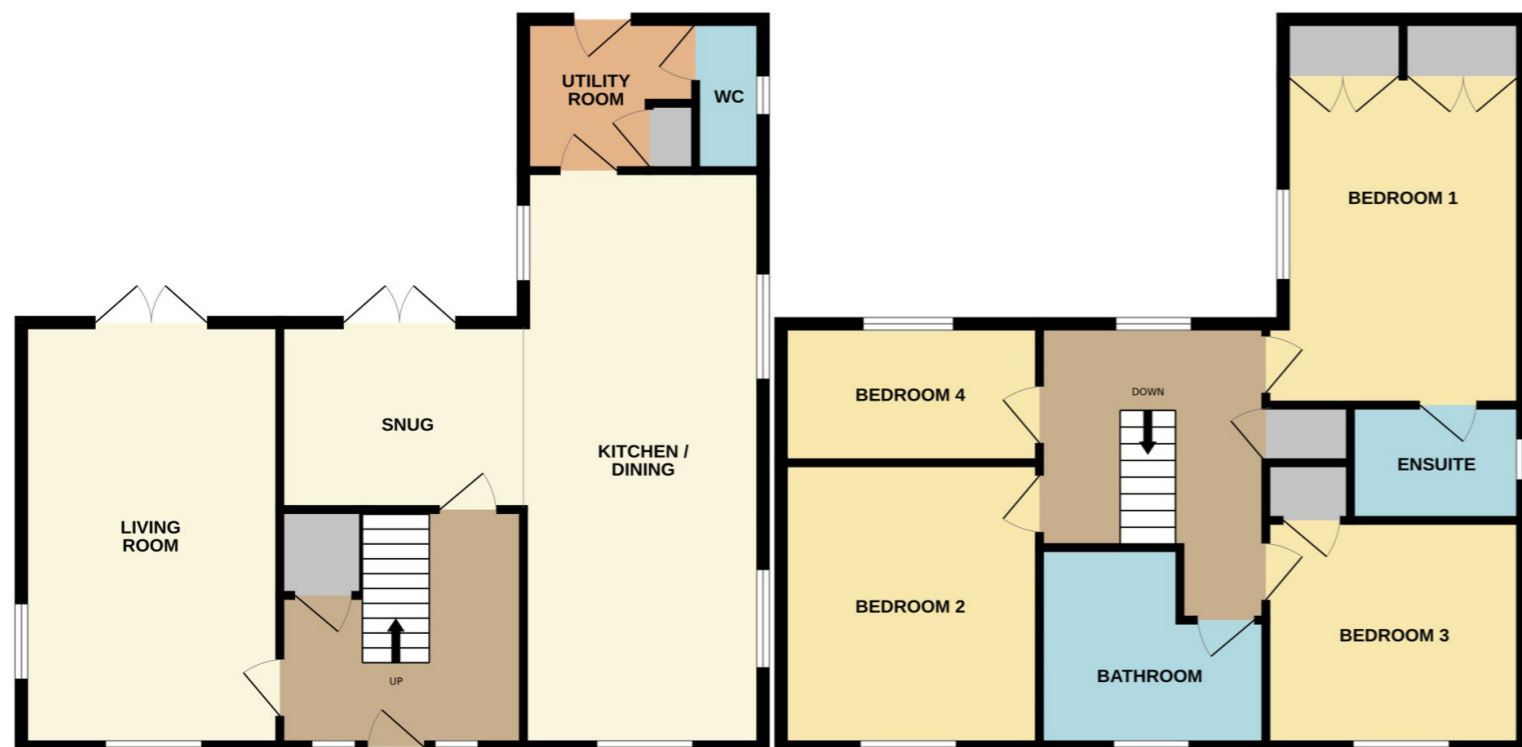




15 Harrier Way, Market Deeping, Lincolnshire PE6 8UN

£440,000



*** CORNER PLOT WITH OPEN VIEWS *** This executive detached family home offers four bedrooms and is set within a popular modern development. The property is offered for sale with no onward chain. The accommodation briefly comprises a spacious entrance hall, a generous living room with French doors opening onto the garden, and an open-plan snug, kitchen and dining area, also featuring French doors to the rear. There is also a utility room and a downstairs cloakroom. Upstairs, a spacious landing provides access to four bedrooms, with the principal bedroom benefitting from built-in wardrobes and an en-suite, alongside a well-proportioned family bathroom. Externally, the property offers ample off road parking, a detached single garage, and an enclosed rear garden. EPC Energy Rating B / Council Tax Band E.

ENTRANCE HALL

Two UPVC double glazed windows to the front, stairs to the first floor accommodation, storage cupboard, radiator and laminate flooring.

LIVING ROOM

5.72m x 3.48m (18' 9" x 11' 5") (Approx) UPVC double glazed window to the front and side, with UPVC double glazed French doors to the rear. Two radiators.

SNUG

3.44m x 2.52m (11' 3" x 8' 3") (Approx) Versatile living space currently being used as a snug area. UPVC double glazed French doors to the rear, radiator and laminate flooring.

Opening into:

KITCHEN / DINING

7.77m x 3.23m (25' 6" x 10' 7") (Approx) Fitted with a range of eye level and base units with worktop over. Sink with 1/2 bowl and inset drainer with mixer tap over. Double oven and gas hob with extractor hood over. Integrated dishwasher and fridge / freezer. Three radiators, laminate flooring, inset spotlights to the ceiling. UPVC double glazed window to the front and three UPVC double glazed windows to two sides.

UTILITY ROOM

Fitted with base units and worktop over. Stainless steel sink with inset drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer. Laminate flooring and storage cupboard. Part glazed door to the rear.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. Radiator and laminate flooring. Frosted UPVC double glazed window to the side.

LANDING

UPVC double glazed window to the rear. Loft access, airing cupboard and radiator.

BEDROOM ONE

4.44m not including wardrobes x 3.22m (14' 7" x 10' 7") (Approx) UPVC double glazed window to the side. Two double wardrobes with hanging rails, and radiator.

Door to:

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle with rainfall shower head over, wash hand basin and low level WC. Tiled splashback, heated towel rail, illuminate mirror and inset spotlights to the ceiling. UPVC double glazed frosted window to the side.

BEDROOM TWO

3.73m x 3.45m (12' 3" x 11' 4") (Approx) UPVC double glazed window to the front overlooking fields. Radiator.

BEDROOM THREE

3.46m x 3.06m (11' 4" x 10' 0") (Approx) UPVC double glazed window to the front. Built-in storage cupboard, and radiator.

BEDROOM FOUR

3.45m x 1.92m (11' 4" x 6' 4") (Approx) UPVC double glazed window to the rear. Radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising panelled bath, shower cubicle with rainfall shower head over, vanity wash hand basin and low level WC. Tiled splashbacks, heated towel rail, inset spotlights to the ceiling, and laminate flooring. UPVC double glazed frosted window to the front.

OUTSIDE

To the front, the property occupies a corner plot with open fields to the front. Laid to lawn with further lawn area to the side.

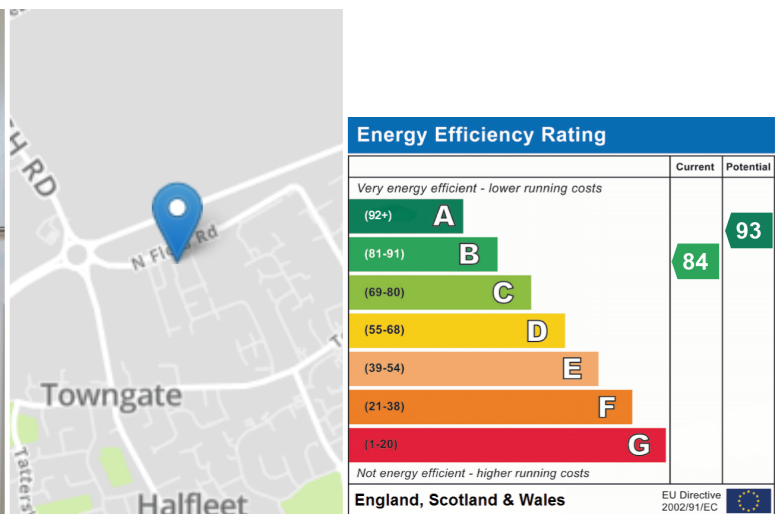
To the rear, the south facing garden is laid to lawn, and enclosed by timber fencing and walling. Patio area. Gated access to the off road parking.

GARAGE

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

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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.