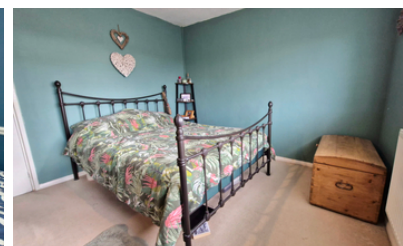
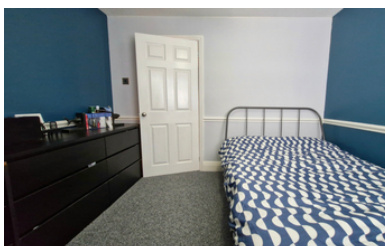
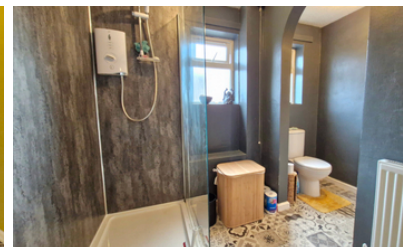
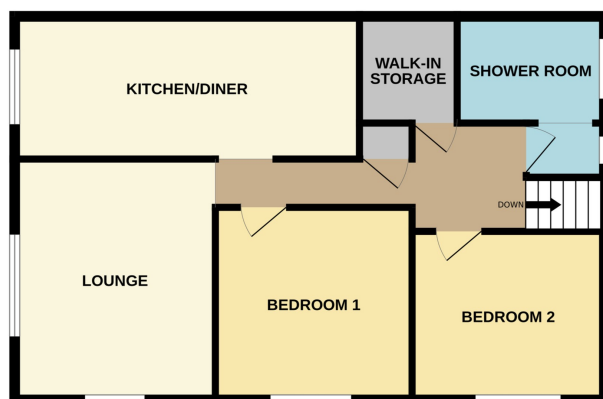




**131 Wellington Way, Market Deeping PE6 8LF**

**£150,000**



**\*\*\* TWO BEDROOM FLAT WITH GARDEN \*\*\*** This well presented first floor flat offers two generous double bedrooms and is conveniently located close to local amenities. The property features an entrance hall, a modern kitchen/diner with integrated appliances, a spacious lounge, and a refitted shower room. Additional benefits include a walk-in storage cupboard and a private garden. EPC Energy Rating Currently Unavailable / Council Tax Band A.





## ENTRANCE HALL

Part wood paneled walls, tiled floor. Stairs lead to the first floor accommodation.

## HALL

Part wood panelled walls, radiator, coving and loft hatch to ceiling, cupboard housing central heating boiler.

## WALK-IN STORAGE CUPBOARD

5' 3" x 5' 1" (1.60m x 1.55m) (approx)

## LOUNGE

13' 3" x 11' (4.04m x 3.35m) (approx) UPVC double glazed windows to front and side aspects, dado rail, coving to the ceiling, television and telephone points and radiator.

## KITCHEN/DINING ROOM

19' x 7' 10" (5.79m x 2.39m) (approx) Fitted with a range of base units with worktop over and one and a half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Eye level oven, hob and extractor hood over. Integrated microwave, washer/dryer and dishwasher. Space for fridge/freezer. Full length cupboards. UPVC double glazed window, dado rail and radiator.

## BEDROOM ONE

10' 7" x 9' 7" (3.23m x 2.92m) (approx) UPVC double glazed window, dado rail and radiator.

## BEDROOM TWO

10' 9" x 10' 4" (3.28m x 3.15m) (approx) UPVC double glazed window and radiator.

## SHOWER ROOM

Fitted with a three piece suite comprising walk in shower, wash hand basin and WC. Radiator. UPVC double glazed window.

## OUTSIDE

Set to the side of the property, the garden is accessed by a side gate.

## UNALLOCATED PARKING TO THE FRONT OF THE PROPERTY

## FLOORPLAN

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.

## AGENT NOTE

The lease has 125 years from 2nd October 2000.

The ground rent for the period 01/04/2025 to 31/03/2026 is £10 per annum.

The service charge for the period 01/04/2025 to 30/06/2025 was £50, estimating a total of £200 per annum.

