

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**STABLE COTTAGE, HIGH STREET, MARKET DEEPING
PE6 8ED**

£770,000

FREEHOLD



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Stable Cottage is tucked away in the heart of Market Deeping town centre behind double opening electric gates. This historic detached period home has a wealth of character throughout and an exceptionally large fully enclosed private garden to the rear. With many period features and various exposed stone walls and beams, this home is entered via a 14' square hallway, has four reception rooms and four bedrooms to the first floor. With a 32' kitchen/family room, this truly unique property has a magnificent lounge with exposed stone walls and woodburning stove. The property also has a large landing with reception area and ample parking that leads to a detached double garage. Viewing of this home is highly advised to appreciate its superb location within Market Deeping.

Entrance door opening to

HALLWAY 14'5 x 14' (4.39m x 4.27m)

A most impressive entrance to this home with exposed stone walls and beams, exposed flooring, intercom system, radiator, window to front elevation and staircase leading to first floor.

LOUNGE 14'8 x 14' (4.47m x 4.27m)

A truly stunning room with exposed stone walls, stone fireplace with cast-iron burner, exposed beams, radiator, two windows to front elevation and further window to side elevation.

BOOT ROOM/CLOAKS AREA 11'7 x 6'9 (3.53m x 2.06m)

With door to rear garden and door to

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to front elevation.

STUDY AREA 13'2 x 12'6 (4.01m x 3.81m)

With exposed stone wall and beams, radiator, window to side elevation and door to side garden.

KITCHEN/FAMILY ROOM 32' x 12' (9.75m x 3.66m)

This spacious, quality kitchen, which is the heart of the property, has a range of ample wall and base units with built-in appliances, dining area, relaxing family area, windows to front and side elevations, French doors opening onto rear garden and door to

LANDING 15'10 x 14'5 (4.83m x 4.39m)

A most impressive landing with two windows to front elevation, window to side elevation, exposed beams, radiators and built-in airing cupboard.

BEDROOM ONE 19'10 x 12' (6.05m x 3.66m)

With built-in wardrobes, access to eaves storage, radiator, two windows to front elevation and window to side elevation.

BEDROOM TWO 15' x 8'4 (4.57m x 2.54m)

With radiator and windows to rear and side elevations.

BEDROOM THREE 14'6 x 10'3 (4.42m x 3.12m)

With windows to front and side elevations.

BEDROOM FOUR 12' x 9' (3.66m x 2.74m)

With radiator and windows to rear and side elevations.

BATHROOM

Comprising panelled bath with shower screen and rainfall shower above, wash-hand basin, low flush WC, heated towel rail, fully tiled walls, tiled flooring and window to front elevation.

CONSERVATORY 12'6 x 10'2 (3.81m x 3.10m)

Overlooking the gardens and westerly-facing courtyard, with French doors opening to the side.

UTILITY ROOM 10'3 x 5' (3.12m x 1.52m)

With plumbing for washing machine, space for tumble dryer, window to rear elevation and door to rear garden.

STORE ROOM/PANTRY

With plumbing for American style fridge/freezer and window to rear elevation.

SHOWER ROOM

Comprising compact panelled bath with shower screen and rainfall shower above, wash-hand basin with cupboards below, heated towel rail and window to side elevation.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

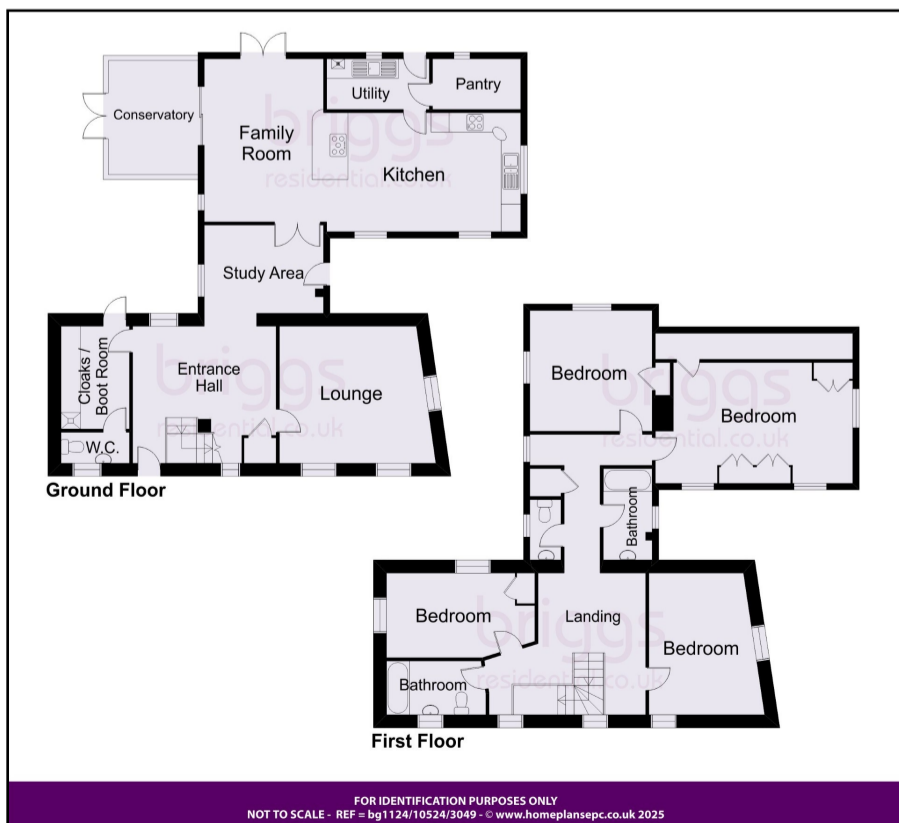
OUTSIDE

The property is approached via double opening electric gates and has a gravel driveway leading to a detached double garage with power, lighting and solar panels.

The rear gardens, which are a superb feature of this home, provide a high degree of privacy being enclosed by fencing and mature conifers and are mainly laid to lawn with patio area, paving, gravelled areas and various mature shrubs.

EPC RATING: D

COUNCIL TAX BAND: F (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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