



**28 GODSEY LANE, MARKET DEEPING
PE6 8HT**

£475,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Situated on a prominent corner plot and within easy access of Market Deeping town centre, this large detached bungalow has been greatly improved by the Vendor to a high standard and offers versatile family accommodation throughout. Featuring an 18' kitchen leading through to a large garden room, this impressive bungalow has a large 21' lounge and the opportunity to have FOUR bedrooms. With one part of the bungalow having a separate entrance, which is perfect for an elderly relative or young family member, this property also has a professionally converted garage into a office/studio and has private well-stocked gardens to the rear. Approached via a driveway which provides parking for many vehicles, viewing of this individual home is highly advised.

Entrance door opening to

HALLWAY

A warm welcoming hallway with feature archway, radiator, built-in airing cupboard and access to loft with built-in ladder.

LOUNGE 21'6 x 14' (6.55m x 4.27m)

Featuring a recessed cast-iron gas burner with stone surround, this large light and airy room has a bay window to front elevation, further window to front elevation and radiator.

STUDY 8'1 x 8' (2.46m x 2.44m)

Approached via double opening doors from the Kitchen, this room has radiator and window to side elevation.

KITCHEN/BREAKFAST ROOM 18'6 x 12' (5.64m x 3.66m)

A contemporary recently installed quality kitchen with a range of ample wall and base units, central island unit with breakfast bar and induction hob with contemporary extractor hood above, two built-in double ovens, integrated dishwasher, fridge, work surface, radiator, double door to Study, door to Utility Room and open access through to

GARDEN ROOM 12'7 x 12'3 (3.84m x 3.73m)

An impressive relaxing room with high vaulted ceiling with spotlighting, radiator, TV point and French doors opening onto the rear garden.

BEDROOM ONE 15'8 x 12'3 (4.78m x 3.73m)

With walk-in bay window to front elevation, wardrobes by negotiation, radiator and door to

EN-SUITE

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

BEDROOM TWO 12'8 x 11'5 (3.86m x 3.48m)

Presently used as a dining room with radiator and window to rear elevation.

BATHROOM 9'3 x 6'4 (2.82m x 1.93m)

Comprising corner panelled bath with mixer taps, wash-hand basin, low flush WC, radiator, half tiled walls and window to rear elevation.

ANNEXE

With its own private entrance door opening to

LOUNGE/BEDROOM THREE 14'10 x 11'8 (4.52m x 3.56m)

With radiator, window to front elevation, TV point and door to

INNER HALLWAY

With access to loft and cloaks cupboard (this room could easily be connected to the main house via the en-suite from the main bedroom).

UTILITY ROOM 8'10 x 6'9 (2.69m x 2.06m)

With a range of wall and base units, plumbing for washing machine, space for tumble dryer, central heating boiler, larder unit and side external door.



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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.

BEDROOM FOUR 13'10 x 8'9 (4.22m x 2.67m)

With built-in wardrobe, radiator, window to rear elevation and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

KITCHEN TWO 11' x 6'5 (3.35m x 1.96m)

With a range of wall and base units, built-in cooker with hob and extractor above, work surface, wall tiling, sink unit, radiator, window to rear elevation and door to rear garden.

OUTSIDE

DOUBLE GARAGE/OFFICE/STUDIO

Professionally converted, this room is presently used as an office with plastered walls and ceiling, spotlighting, window to front elevation and door to front.

STORE ROOM

Accessed from the rear of the garage, this brick-built store room goes across the back of the office/studio.

Set behind an attractive brick wall, this property is approached via a large gravel driveway which provides parking for many vehicles and has gated side access to provide further parking leading to the office/studio.

The rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked mature borders and also has a large patio area, paving and timber summerhouse.

EPC RATING: D (MAIN HOUSE)
C (THE ANNEXE)

COUNCIL TAX BAND: D (SKDC)

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