



33 Towngate East, Market Deeping, Lincolnshire PE6 8DP

£550,000



*** GRADE II LISTED PERIOD PROPERTY *** A commanding residence, Towngate Farm is a beautifully presented three-storey home offering an exceptional blend of period character and modern living. Boasting four generous double bedrooms, three bathrooms, and three elegant reception rooms, the property provides spacious and versatile accommodation throughout. Rich in charm, with high ceilings and original features, this impressive home is complemented by a farmhouse-style kitchen, a double garage accessed via a shared courtyard, and an attractive, low-maintenance walled rear garden. Council Tax Band F / EPC Energy Rating Exempt.

DINING HALL

4.71m x 3.59m (15' 5" x 11' 9") (Approx) An elegant entrance hall featuring flagstone flooring and a beautiful period staircase rising to the first floor, with useful storage beneath. The space is enhanced by high skirting boards and impressive 9'3" ceilings with ornate coving. There is a window to the rear, a radiator, and doors leading to the cloakroom and through to the lounge.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising a traditional wash hand basin with tiled splashback and a low level WC. The room features flagstone flooring, a striking V-shaped mullion window to the rear elevation, a radiator, and an extractor fan. A transom window sits above what was formerly the rear door, complemented by high skirting boards.

LIVING ROOM

5.46m x 4.71m (17' 11" x 15' 5") (Approx) An impressive room featuring a walk-in bay with sash windows and shutters, complemented by high ceilings with ornate coving and high skirting boards. A recessed cast iron wood burner sits within an attractive stone surround, with two feature display alcoves adding character. The room also benefits from wooden flooring, two radiators, and French doors opening onto the rear garden.

KITCHEN / BREAKFAST ROOM

4.84m x 4.63m (15' 11" x 15' 2") (Approx) A charming farmhouse style kitchen fitted with a range of quality eye level and base units, complemented by granite and oak work surfaces with tiled splashback. Features include glazed display cabinets, open shelving, and a Rangemaster style cooker with extractor hood above. There is space and plumbing for a washing machine and tumble dryer, an integrated undercounter fridge, and a twin Belfast sink unit. Further benefits include tiled flooring, inset ceiling spotlights, windows to both the front and rear, and a stable door opening onto the rear garden.

FIRST FLOOR

LANDING / OFFICE

4.73m x 3.59m (15' 6" x 11' 9") (Approx) This spacious landing incorporates a office area with a built-in desk and bookshelves. It benefits from a radiator, a window to the rear, and a sash window to the front with shutters, along with a panelled door leading to:

INNER HALL

Sash window to the front with wooden shutters, and radiator.

BEDROOM TWO

3.41m x 3.36m (11' 2" x 11' 0") (Approx) Sash window to the rear, radiator and door to:

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle, traditional style wash hand basin with tiled splashback and low level WC. Extractor fan and inset spotlights to the ceiling, and radiator.

BEDROOM ONE

4.90m x 4.71m (16' 1" x 15' 5") (Approx) With its own vestibule, dual aspect windows to the front and to the rear, storage cupboard, radiator and door to:

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin with concealed cistern WC. Fully tiled, heated towel rail, extractor fan and inset spotlights to the ceiling.

SECOND FLOOR

LANDING

Sash window to the front.

BEDROOM THREE

4.53m x 3.39m min (14' 10" x 11' 1") (Approx) Sash window to the front, storage cupboard and radiator.

BEDROOM FOUR

3.45m x 2.47m min (11' 4" x 8' 1") (Approx) Sash window to the rear, storage cupboard and radiator.

BATHROOM

Fitted with a four-piece suite comprising a shower cubicle, inset bath with tiled surround, floating vanity wash hand basin, and a concealed cistern WC. The room also features an illuminated mirror, airing cupboard, inset ceiling spotlights, extractor fan, chrome heated towel rail, and is partly tiled, with a window to the rear.

OUTSIDE

To the left-hand side of the property, an archway leads through to a shared courtyard providing access to neighbouring properties, and in turn to the double garage, which has two doors and benefits from light and power connection, and parking.

The rear garden has been thoughtfully designed for ease of maintenance, featuring an attractive walled setting with artificial lawn, patio areas, and well-stocked, mature borders with a variety of shrubs, planting, and trees.

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.

