

**12 FAIRFAX WAY, DEEPING GATE  
PE6 9AB**

**£475,000**

**FREEHOLD**



**Briggs Residential  
17 Market Place  
Market Deeping  
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**S**ituated in an unrivalled location overlooking the river Welland in this small sought after lane, this greatly improved contemporary family home has four bedrooms and lovely private gardens. The impressive entrance hall leads to three reception rooms whilst to the first floor there are four bedrooms with the master having a luxury en suite. The large driveway provides ample parking and has an EV charging point. Located within the catchment for Arthur Mellows Village College, viewing is highly advised.

Contemporary front entrance door with glazing either side opening to

**ENTRANCE HALL** 15'3 x 14'3 (4.65m x 4.34m)  
A large L-shaped hall with stairs to first floor and built in cupboard beneath.

**SHOWER ROOM**  
Comprising double shower cubicle, vanity wash hand basin, low flush WC, heated towel rail, tiled walls and window to front aspect.

**LOUNGE** 16' x 10'10 (4.88m x 3.30m)  
With radiator, TV point and window with fitted shutters to side aspect. Access to

**DINING ROOM** 13' x 8' (3.96m x 2.44m)  
With radiator and French doors opening onto the rear patio.

**STUDY** 15'8 x 8' (4.78m x 2.44m)  
With radiator, windows to front and side aspects with fitted shutters enjoying superb views.

**KITCHEN** 12'10 x 8'10 (3.91m x 2.69m)  
Comprising wall and base units, space for cooking range, extractor hood, integrated dishwasher, plumbing for washing machine, work surface, wall tiling, breakfast area, sink unit, window to rear aspect and open access to

**UTILITY ROOM** 10'8 x 8' (3.25m x 2.44m)  
With central heating boiler, space for American style fridge freezer, window to side aspect and door to rear garden.

**LANDING**  
With airing cupboard and window to side aspect.

**MASTER BEDROOM** 14' x 10'10 (4.27m x 3.30m)  
With radiator, window to front aspect with fitted shutters enjoying views over the River Welland.

**LUXURY EN SUITE** 9'10 x 8' (3.00m x 2.44m)  
Comprising double shower cubicle, low flush WC, vanity wash hand basin, heated towel rail, tiled floor and dormer window with fitted shutters to front aspect.

**BEDROOM TWO** 14' x 10'8 (4.27m x 3.25m)  
With fitted wardrobes, radiator and large picture window to side aspect with fitted shutters.

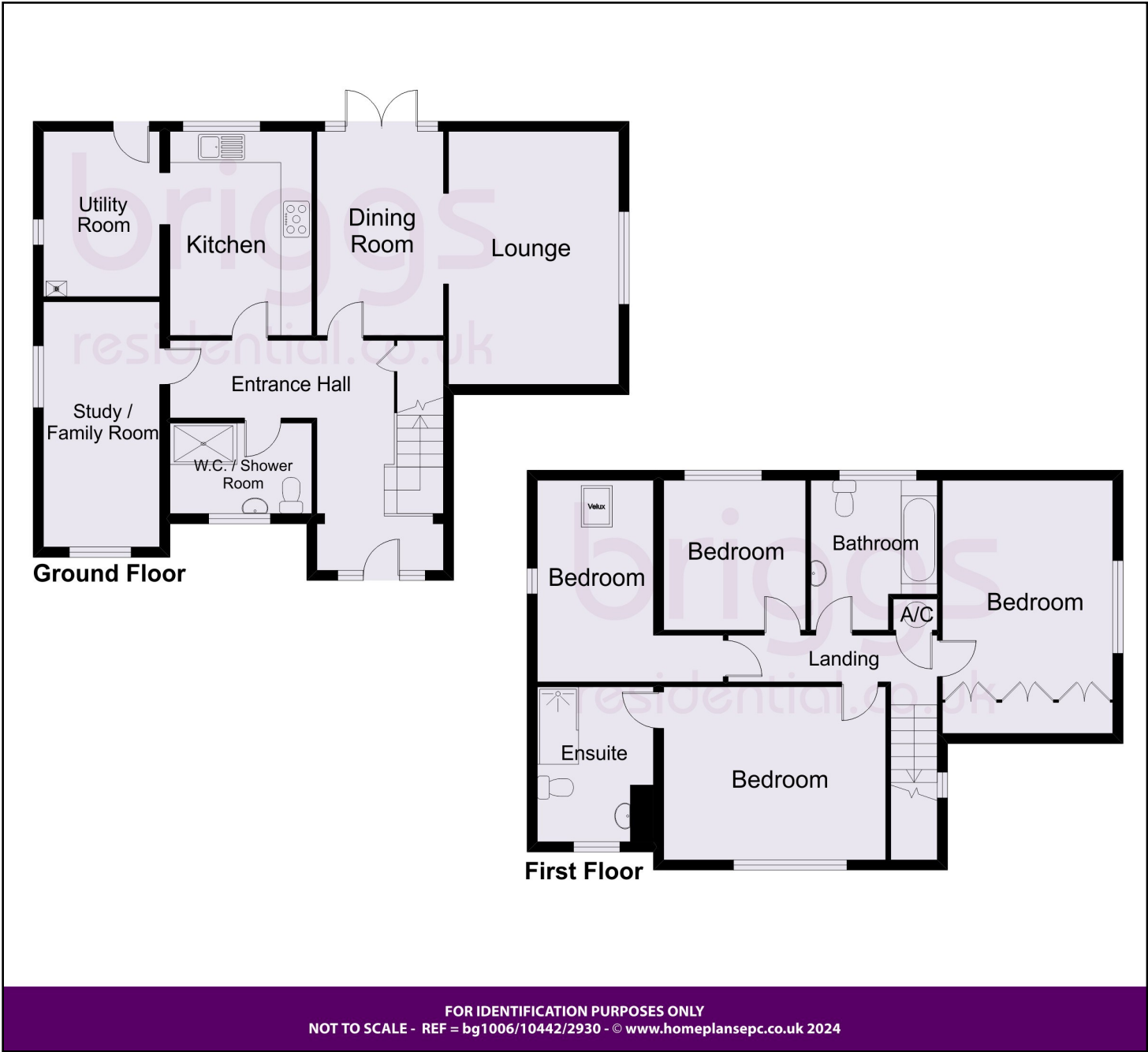
**BEDROOM THREE** 12'1 max x 12'10 (3.68m x 3.91m)  
With radiator, window to side aspect with fitted shutters and skylight window to rear aspect.

**BEDROOM FOUR** 9'6 x 9' (2.90m x 2.74m)  
With radiator and window to rear aspect with fitted shutters.

**BATHROOM** 9'4 x 8'1 (2.84m x 2.47m)  
Comprising bath with tiled surround and mixer taps, wash hand basin, low flush WC, heated towel rail and window to rear aspect.

**OUTSIDE**  
The large gravelled driveway provides parking for many vehicles and there is an EV charging point to the side. There are gardens either side of the property which are mainly laid to lawn with mature tree. The private rear garden is mainly laid to lawn with large patio area and views over mature trees.

EPC RATING: C                      COUNCIL TAX BAND: D (PETERBOROUGH CC)



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