



53 Godsey Crescent, Market Deeping, Lincolnshire PE6 8HU

£220,000



*** IDEAL FIRST TIME BUY OR INVESTMENT *** This three bedroom end of terrace home is ideally located within Market Deeping's town centre, offering convenient access to local amenities and schooling. The accommodation briefly comprises an entrance hall, bay-fronted lounge, kitchen, dining room, downstairs cloakroom and conservatory. To the first floor are three bedrooms, including a bay fronted principal bedroom, along with a family bathroom and separate WC. Occupying an expansive plot, the property further benefits from off road parking and a garage positioned within the rear garden. Council Tax Band A / EPC Energy Rating D.

ENTRANCE HALL

Stairs to first floor accommodation, and radiator.

LOUNGE

4.47m x 3.24m not including bay (14' 8" x 10' 8") (Approx) UPVC bay fronted window to the front, coving to the ceiling and radiator.

KITCHEN

3.11m x 2.71m (10' 2" x 8' 11") (Approx) Fitted with a range of eye level and base units with worktop and tiled splashback over. Stainless steel sink with inset drainer and swan neck mixer tap over. Oven, hob and extractor hood over. UPVC window to the rear, radiator, coving to the ceiling and integrated dishwasher.

REAR LOBBY

Side door to garden, and understair cupboard.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. UPVC window to the side.

DINING ROOM

3.12m x 2.61m (10' 3" x 8' 7") (Approx) Sliding doors to conservatory, coving to the ceiling and radiator.

CONSERVATORY

2.34m x 2.32m (7' 8" x 7' 7") (Approx) Wooden and glass construction. Sliding doors to garden.

LANDING

UPVC window to the side, airing cupboard and loft access.

BEDROOM ONE

3.41m x 3.18m not including bay (11' 2" x 10' 5") (Approx) UPVC bay fronted window to the front, coving to the ceiling and radiator.

BEDROOM TWO

3.67m x 3.22m (12' 0" x 10' 7") (Approx) UPVC window to the rear, coving to the ceiling and radiator.

BEDROOM THREE

2.97m x 2.27m (9' 9" x 7' 5") (Approx) UPVC window to the front, coving to the ceiling, radiator and storage over bulkhead.

BATHROOM

Fitted with a two piece suite comprising shower cubicle and wash hand basin. Fully tiled, coving to the ceiling and radiator.

WC

Fitted with a two piece suite comprising wash hand basin and low level WC. UPVC window to the side, partly tiled walls, coving to the ceiling and radiator.

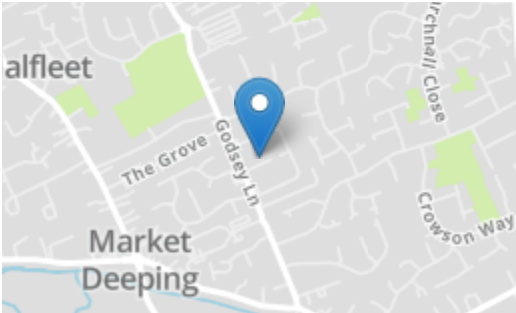
OUTSIDE

To the front, the property is approached via a paved pathway leading to the entrance door, with a lawned frontage and established shrub planting, and off road parking. There is side access providing a route to the rear garden.

To the rear, the expansive garden is enclosed to three sides and is predominantly laid to lawn, complemented by paved patio areas providing a choice of seating and entertaining spaces. The garden features mature planting and established shrubbery, and further benefits from an oversized garage.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	77
(81-91)	B	
(69-80)	C	61
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

