


3 Tattershall Drive, Market Deeping, Lincolnshire PE6 8BS
£415,000


*** DETACHED HOME WITH THREE RECEPTION ROOMS *** This four bedroom detached family home occupies a desirable position within the sought-after town of Market Deeping and offers excellent potential for extension or adaptation, subject to the necessary consents. The well proportioned accommodation comprises a spacious entrance hall, a snug ideal for use as a home office, downstairs cloakroom, bay fronted lounge, kitchen / diner, separate dining room and a useful utility room. To the first floor, a galleried landing provides access to four generously sized bedrooms, including a principal bedroom with en-suite facilities and built-in wardrobes to bedrooms one and two, along with a family bathroom. Externally, the property benefits from an attached double garage, offering scope for conversion or annexe potential, an enclosed rear garden and ample off road parking. EPC Energy Rating C / Council Tax Band E.

UPVC DOUBLE GLAZED DOOR TO:
ENTRANCE HALL

Radiator and stairs to first floor accommodation with storage cupboard under.

SNUG / OFFICE

2.74m x 2.33m (9' 0" x 7' 8") (Approx) UPVC double glazed window to the front and radiator.

CLOAKROOM

Fitted with a two piece suite comprising vanity wash hand basin and WC. Traditional style radiator. UPVC double glazed window to the side.

LOUNGE

4.42m x 3.80m not into bay (14' 6" x 12' 6") (Approx) Feature fireplace with inset fire, radiator, coving to the ceiling. UPVC double glazed bay window to the front.

DINING ROOM

3.20m x 2.97m (10' 6" x 9' 9") (Approx) Radiator, coving to the ceiling. UPVC double glazed French doors with side panels to the rear garden. Double glass pane French doors to lounge.

KITCHEN / DINER

4.12m x 3.22m (13' 6" x 10' 7") (Approx) Fitted with a range of eye level and base units with granite worktop over. Undermount sink with swan neck mixer tap over. Eye level double oven, five ring gas hob with splash back. Radiator. Two UPVC double glazed windows to the rear.

Door to:

UTILITY ROOM

One and a half bowl stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for dishwasher and washing machine. Wall mounted boiler, radiator. UPVC double glazed door to the side. UPVC double glazed window to the rear.

GALLERIED LANDING

UPVC double glazed window to the front. Radiator, two storage cupboards and loft access.


BEDROOM ONE

4.08m not including wardrobes x 3.31m (13' 5" x 10' 10") (Approx) Two UPVC double glazed windows to the rear. Two radiators, fitted wardrobes with mirror fronted sliding doors.

Door to:

EN-SUITE

Fitted with a three piece suite comprising corner shower cubicle, vanity wash hand basin and WC. Fully tiled. UPVC double glazed window to the side.

BEDROOM TWO

4.19m not including wardrobes x 3.32m (13' 9" x 10' 11") (Approx) UPVC double glazed window to the rear. Fitted wardrobes with mirror fronted sliding doors. Radiator.

BEDROOM THREE

3.78m x 2.19m (12' 5" x 7' 2") (Approx) UPVC double glazed window to the front. Radiator.

BEDROOM FOUR

2.83m x 2.22m (9' 3" x 7' 3") (Approx) UPVC double glazed window to the front. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising bath with shower over. Traditional style wash hand basin, WC and radiator. UPVC double glazed window to the front. Partly tiled walls.

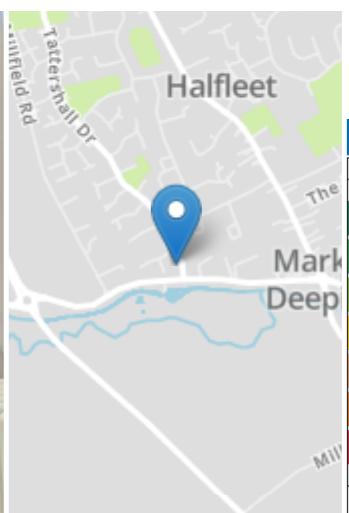
OUTSIDE

To the front, the property enjoys a generous frontage offering ample gravelled off road parking, complemented by a lawned area with established shrubbery and a block-paved pathway leading to the storm porch.

To the rear, the enclosed garden is predominantly laid to lawn and features raised flower beds with mature planting, and a paved patio area, providing an ideal space for outdoor seating and entertaining. A personnel door offers direct access into the double 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		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78
EU Directive 2002/91/EC			