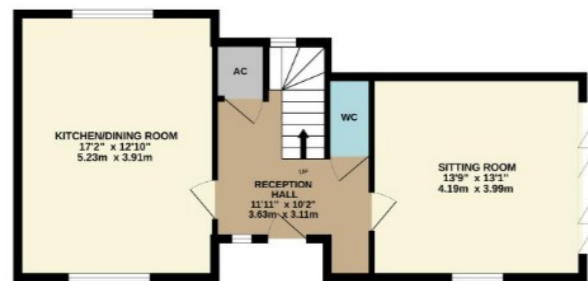




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 sq.m.) approx.

Waterside Cottage, Stamford Road, Market Deeping PE6 8AB £535,000



*** STONE BUILT NEW HOME WITH RIVERSIDE VIEWS *** This fabulous family home has views of the River Welland and surrounding countryside, and is within a short walking distance to the town centre. The property comprises kitchen/diner, lounge with patio doors to garden, cloakroom and hallway to the ground floor. An oak staircase leads to the landing with main bedroom with en-suite, two further double bedrooms and a family bathroom. Outside, there is an enclosed rear garden and enclosed walled off road parking. Call us on 01778 382300 to book your personal viewing.

MARKET DEEEPING

Market Deeping sits alongside the River Welland and can be found just short distance from Stamford and Peterborough. The town has a variety of amenities, including shops restaurants, cafes and hotels.

The area is well connected by road with the A1175 and A15 nearby, providing access to the surrounding towns. Peterborough's mainline station provides services to London's Kings Cross station in less than an hour, making it perfectly commutable.

Market Deeping has an amazing community feel with numerous yearly events - The Raft Race, Duck Race, festivals and Christmas Market, to name a few. The town also provides a weekly market.

ENTRANCE HALL

11' 11" x 10' 2" (3.63m x 3.10m) Oak staircase leading to first floor, understairs storage cupboard. Doors to lounge, kitchen and cloakroom. Underfloor heating.

KITCHEN / DINER

17' 1" x 12' 10" (5.21m x 3.91m) A modern range of wall and base units with quartz worktops over. A range of fitted Neff appliances to include double oven, five ring hob, dishwasher and washing machine. Space and plumbing for American style fridge freezer. Underfloor heating. Windows to front and rear aspect.

CLOAKROOM

A modern two piece suite comprising low level WC and wash hand basin. Underfloor heating.

LOUNGE

13' 2" x 13' 9" (4.01m x 4.19m) Bifold doors leading to the garden. Window to front aspect. Underfloor heating.

FIRST FLOOR LANDING

Window to rear aspect.

BEDROOM ONE

13' 1" x 9' 11" (3.99m x 3.02m) French doors to juliet balcony to the rear. Window to front aspect. Built in double wardrobe, radiator.

ENSUITE

Fitted with a modern suite to include a double shower with rain fall shower head, low level WC and wash hand basin with vanity unit below. Tiled flooring. Towel rail.

BEDROOM TWO

12' 11" x 8' 9" (3.94m x 2.67m) Window to front aspect, Radiator.

BEDROOM THREE

12' 11" x 8' 1" (3.94m x 2.46m) Window to rear aspect. Radiator.

BATHROOM

Velux window to front aspect. Modern suite comprising bath with shower over, low level WC and wash hand basin with vanity unit below. Tiled flooring. Towel rail.

OUTSIDE

To the side of the property is a block paved parking area for several vehicles. The garden is enclosed and laid to lawn with patio area.

AGENTS NOTE

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC