



16 MILLFIELD ROAD, MARKET DEEPING  
PE6 8AD

£870,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated in one of Market Deeping's most prestigious locations, this greatly improved and extended detached contemporary home occupies a generous private plot in a quiet location yet close to the town centre. To the ground floor the most impressive high spec kitchen family room provides access to the dining area and open plan living area with bi-folding doors which open onto the rear garden plus there are two further reception rooms. The first floor comprises four double bedrooms, two with en suite plus a luxury family bathroom. The property is approached via a large sweeping driveway with a modern detached double garage and there is a further detached double garage to the rear which has planning permission granted for conversion into two storey accommodation. With well kept private gardens, viewing of this beautiful family home is highly advised.

Entrance door opening to

**RECEPTION HALL** 25' x 7'6 (7.62m x 2.29m)

This impressive welcoming entrance hall has an oak and glazed stair case, built in cloaks cupboard, contemporary radiator and further fitted shelved shoe cupboard.

**CLOAKROOM**

A recently fitted quality suite comprising low flush WC, wash hand basin radiator and window to side aspect.

**LOUNGE** 20'9 x 12'2 (6.32m x 3.70m)

This contemporary light and airy room has a living flame recessed fire, two feature recessed display niches, contemporary radiators, TV point and window to front aspect. This is definitely a room for relaxing.

**FAMILY ROOM/STUDY** 15'9 x 11'9 (4.81m x 3.58m)

Presently used as an office this room has LED lighting, radiator and window to rear aspect.

**KITCHEN/DINING/FAMILY ROOM** 26'4 x 24'8 (8.03m x 7.52m)

This fantastic room really is the heart of the home. Open plan with bi-folding doors opening onto the rear garden, the kitchen area comprises ample storage including larder units and quality base units beneath a Corian work surface and breakfast bar with pop up electric sockets. Built in appliances include a dishwasher, eye level oven and microwave and induction hob with extractor above. There is plumbing for American style fridge freezer and sink unit with waste disposal and Quooker tap. There are two windows to the side aspect and dining area to the side. Large open access to family area ideal for entertaining with lantern light with LED lighting, relaxing TV area, seating area, spotlighting throughout and underfloor heating.

**LOBBY**

With door to rear garden and door to

**LANDING**

With radiator, access to loft via fitted ladder and window to front aspect.

**MASTER BEDROOM** 14'5 x 11'10 (4.39m x 3.61m)

With fitted wardrobes, radiator and window overlooking the rear garden.

**EN SUITE**

Comprising large walk in shower cubicle, vanity unit housing wash hand basin, WC, wall tiling, heated towel rail and window to rear aspect.

**BEDROOM TWO** 13'3 x 11'10 (4.04m x 3.61m)

With walk in wardrobe, radiator, window to front aspect, LED lighting and door to

**EN SUITE**

Comprising walk in double shower cubicle, vanity unit housing wash hand basin, WC, wall tiling, heated towel rail and window to side aspect.

**BEDROOM THREE** 12' x 9'8 (3.65m x 2.95m)

With LED lighting, radiator and window to front aspect.

**BEDROOM FOUR** 15' x 12'9 (4.57m x 3.89m)

With LED lighting, radiator and window overlooking the rear garden.

**FAMILY BATHROOM**

Comprising panelled bath, large walk in shower cubicle, WC, vanity unit housing wash hand basin, wall tiling, heated towel rail and window to side aspect.

**OUTSIDE**

The large gravelled driveway provides parking for many vehicles and leads to the detached contemporary front double garage with electric roller door and outside lighting. Gated access to the side leads to a second detached double garage which has planning permission to extend and convert into further living accommodation.

**BOOT ROOM**

With central heating boiler, cloaks area and storage area.

**UTILITY ROOM** 14'2 x 7' (4.32m x 2.13m)

Comprising wall and base units, plumbing for washing machine, work surface and window to rear aspect.

The rear garden has a large gravelled patio area whilst fencing encloses the lawned area, mature shrubs and timber shed with power and lighting.



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