



45 Godsey Lane, MARKET DEEPING PE6 8HY

£485,000



\*\*\* STUNNINGLY RENOVATED HOME \*\*\* A rare opportunity to acquire this extremely versatile, executive five bedroom home in the desirable town of Market Deeping. This high specification, extended home is perfect for a large family. Offering a contemporary feel, it has four/five reception rooms and five bedrooms. Also comprising en-suite, utility room, WC, south facing garden and ample off road parking. To avoid disappointment, please call 01778 382300 to book your viewing. EPC Energy Rating D. Council Tax Band D.

**UPVC DOUBLE GLAZED DOOR TO THE FRONT**

**OPEN PLAN LOBBY**

Modern vertical radiator, storage cupboard, part panelled, inset spotlights. LVT flooring.

**FRONT LOUNGE**

13' 0" x 11' 0" (3.96m x 3.35m) (approx) Decorative wooden panelling, modern vertical radiator, LVT flooring. UPVC double glazed floor to ceiling windows to the front.

**FAMILY ROOM**

11' 0" x 7' 8" (3.35m x 2.34m) (approx) Radiator, storage cupboards, inset spotlights, UPVC double glazed window to the side.

**DINING ROOM**

12' 04" x 11' 05" max 9' 11" min (3.76m x 3.48m max 3.02m min) (approx) Radiator, Herringbone LVT flooring. UPVC double glazed window to the front. Bi fold doors into entrance hall.

**OPEN PLAN KITCHEN / BREAKFAST AREA**

21' 0" x 11' 0" min (6.40m x 3.35m min) (approx) Fitted with a range of eye level and base units with worktop over. Inset sink and drainer with mixer tap over, dishwasher. Double oven, combi micro / oven, inset coffee machine. Electric hob with cooker hood over. Wall opening to rear lounge. Breakfast bar, inset spotlights, under stair cupboard. LVT flooring.

**REAR LOUNGE**

20' 1" x 10' 0" (6.12m x 3.05m) (approx) Herringbone LVT flooring, inset spotlights to ceiling. UPVC double glazed French doors and window leading to rear patio area, UPVC double glazed French doors and window out to garden.

**UTILITY ROOM**

10' 0" x 7' 0" (3.05m x 2.13m) (approx) Fitted with a range of eye level and base units with worktop over. Inset sink and drainer with mixer tap over. Plumbing for washing machine and space for tumble dryer. Modern vertical radiator, LVT flooring. UPVC double glazed window to the rear, UPVC double glazed door to the side.

**CLOAKROOM**

Fitted with a two piece suite comprising vanity wash hand basin and WC. LVT flooring, wainscoting. UPVC double glazed window to the side.

**INNER SIDE/ REAR LOBBY**

Stairs to first floor accommodation, with cupboard. LVT flooring.

**OFFICE / BOOT ROOM**

Panelled built in cupboards, inset spotlights.

**LANDING**

Storage cupboard, loft access, inset spotlights.

**BEDROOM ONE**

12' 06" max x 11' 11" min (3.81m x 3.63m) (approx) UPVC double glazed windows to the rear. Concealed eave storage to both sides of the room. Modern vertical radiator.

**EN SUITE**

Fitted with a three piece suite comprising shower cubicle featuring waterfall showerhead, wash hand basin and WC. Part tiled, heated towel rail. UPVC double glazed window to the side.

**BEDROOM TWO**

11' 11" x 10' 4" (3.63m x 3.15m) (approx) UPVC double glazed window to the front. Radiator with decorative cover, built in wardrobes.

**BEDROOM THREE**

9' 09" x 9' 01" (2.97m x 2.77m) (approx) UPVC double glazed velux window to the side. Radiator.

**BEDROOM FOUR**

12' 06" max x 9' 08" max (3.81m x 2.95m) (approx) UPVC double glazed window to the rear. Inset spotlights. Radiator with decorative cover.

**BEDROOM FIVE**

12' 07" x 8' 04" max 6' 07" min (3.84m x 2.54m max 2.01 min) (approx) UPVC double glazed window to the front. Radiator and decorative cover. Inset spotlights.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over featuring waterfall shower head, modern wash hand basin and WC. Heated towel rail, part tiled.

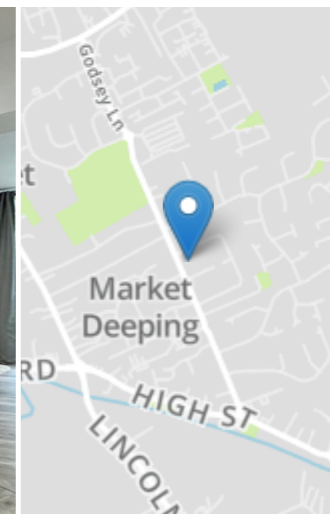
**OUTSIDE**

To the front, there is an expansive driveway to accommodate several vehicles. Edged by gravel borders, and enclosed by timber fencing.

To the rear, the garden is enclosed by timber fencing. The outside area benefits from an artificial lawn, edged with gravel borders, and a feature patio area with modern gazebo over.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings may 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC