



28 GODSEY LANE, MARKET DEEPING  
PE6 8HT

£495,000

FREEHOLD



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**S**ituated on a prominent corner plot and within easy access of Market Deeping town centre, this large detached bungalow has been greatly improved by the Vendor to a high standard and offers versatile family accommodation throughout. Featuring an 18' kitchen leading through to a large garden room, this impressive bungalow has a large 21' lounge and the opportunity to have FOUR bedrooms. With one part of the bungalow having a separate entrance, which is perfect for an elderly relative or young family member, this property also has a professionally converted garage into a office/studio and has private well-stocked gardens to the rear. Approached via a driveway which provides parking for many vehicles, viewing of this individual home is highly advised.

Entrance door opening to

**HALLWAY**

A warm welcoming hallway with feature archway, radiator, built-in airing cupboard and access to loft with built-in ladder.

**LOUNGE** 21'6 x 14' (6.55m x 4.27m)

Featuring a recessed cast-iron gas burner with stone surround, this large light and airy room has a bay window to front elevation, further window to front elevation and radiator.

**STUDY** 8'1 x 8' (2.46m x 2.44m)

Approached via double opening doors from the Kitchen, this room has radiator and window to side elevation.

**KITCHEN/BREAKFAST ROOM** 18'6 x 12' (5.64m x 3.66m)

A contemporary recently installed quality kitchen with a range of ample wall and base units, central island unit with breakfast bar and induction hob with contemporary extractor hood above, two built-in double ovens, integrated dishwasher, fridge, work surface, radiator, double door to Study, door to Utility Room and open access through to

**BEDROOM ONE** 15'8 x 12'3 (4.78m x 3.73m)

With walk-in bay window to front elevation, wardrobes by negotiation, radiator and door to

**EN-SUITE**

Comprising shower cubicle, wash-hand basin and low flush WC.

**BEDROOM TWO** 12'8 x 11'5 (3.86m x 3.48m)

Presently used as a dining room with radiator and window to rear elevation.

**BATHROOM** 9'3 x 6'4 (2.82m x 1.93m)

Comprising corner panelled bath with mixer taps, wash-hand basin, low flush WC, radiator, half tiled walls and window to rear elevation.

**ANNEXE**

With its own private entrance door opening to

**LOUNGE/BEDROOM THREE** 14'10 x 11'8 (4.52m x 3.56m)

With radiator, window to front elevation, TV point and door to

**INNER HALLWAY**

With access to loft and cloaks cupboard (this room could easily be connected to the main house via the en-suite from the main bedroom).

**GARDEN ROOM** 12'7 x 12'3 (3.84m x 3.73m)

An impressive relaxing room with high vaulted ceiling with spotlighting, radiator, TV point and French doors opening onto the rear garden.

**UTILITY ROOM** 8'10 x 6'9 (2.69m x 2.06m)

With a range of wall and base units, plumbing for washing machine, space for tumble dryer, central heating boiler, larder unit and side external door.

**BEDROOM FOUR** 13'10 x 8'9 (4.22m x 2.67m)

With built-in wardrobe, radiator, window to rear elevation and door to

**EN-SUITE**

Comprising double shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

**KITCHEN TWO** 11' x 6'5 (3.35m x 1.96m)

With a range of wall and base units, built-in cooker with hob and extractor above, work surface, wall tiling, sink unit, radiator, window to rear elevation and door to rear garden.

**OUTSIDE**

**DOUBLE GARAGE/OFFICE/STUDIO**

Professionally converted, this room is presently used as an office with plastered walls and ceiling, spotlighting, window to front elevation and door to front.

**STORE ROOM**

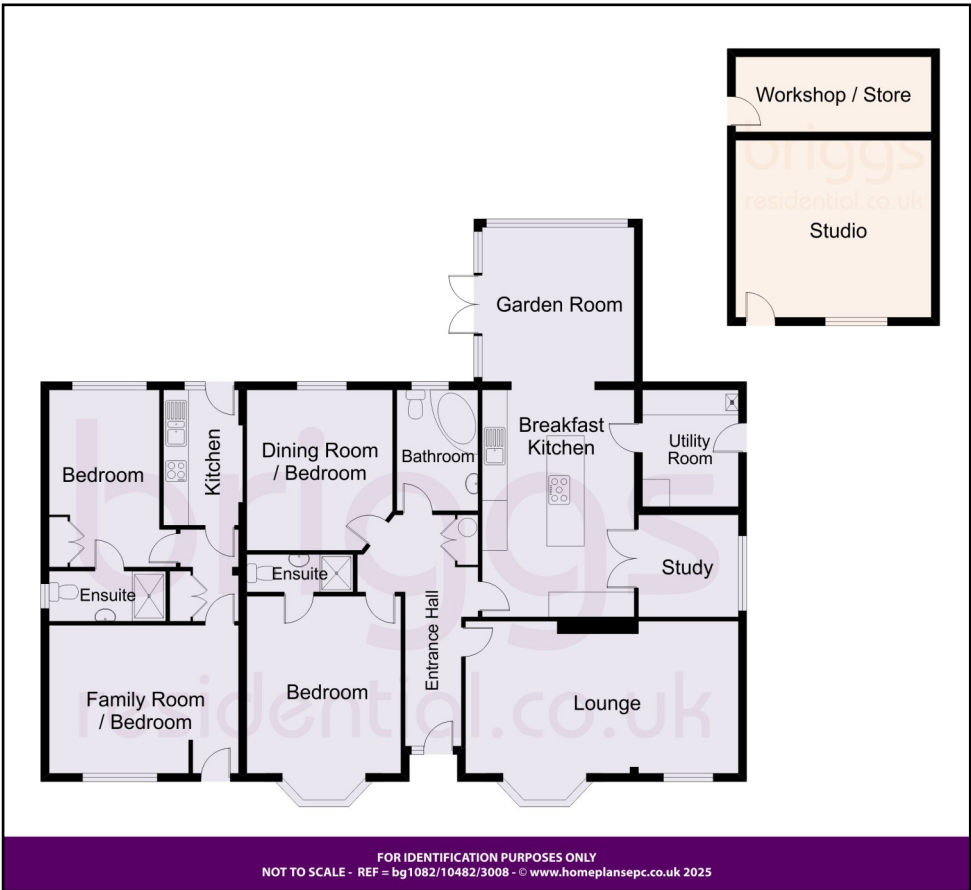
Accessed from the rear of the garage, this brick-built store room goes across the back of the office/studio.

Set behind an attractive brick wall, this property is approached via a large gravel driveway which provides parking for many vehicles and has gated side access to provide further parking leading to the office/studio.

The rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked mature borders and also has a large patio area, paving and timber summerhouse.

EPC RATING: D (MAIN HOUSE)  
C (THE ANNEXE)

COUNCIL TAX BAND: D (SKDC)



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