



Riverbank House, Stamford Road, MARKET DEEPING PE6 8AB £600,000



*** STUNNING STONE BUILT NEW HOME WITH RIVERSIDE VIEWS *** This fabulous family home has versatile living accommodation for modern day living, and can be found within a short walking distance to the town centre. The property has an open plan 29ft kitchen family room ideal for entertaining, two lounges - one on each floor with a balcony on the first floor overlooking the river to the rear. Bi fold and French doors. The accommodation could be used as three or four bedrooms. Outside there is an enclosed garden and gated 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

Oak staircase leading to the first floor. Doors leading to Kitchen/Family room, cloakroom and lounge. Underfloor heating.

KITCHEN / FAMILY ROOM

29' 11" x 12' 8" (9.12m x 3.86m) Irregular shaped room. Fitted with a range of eye level and base units with quartz worktop over . Undermount one and a half bowl sink with swan neck mixer tap over. Integrated Neff appliances including double eye level oven and five ring gas hob with extractor fan over. Integrated dishwasher, plumbing and space for American style fridge / freezer. Central island unit with quartz worktop over, providing a breakfast bar. Family area with vaulted ceiling, UPVC double glazed dual Velux windows. UPVC double glazed Bi fold doors leading to the garden. UPVC double glazed window to front aspect, Underfloor heating. Inset spotlights.

UTILITY ROOM

8' 5" x 5' 7" (2.57m x 1.70m) A fitted range of modern wall and base units with quartz worktops over. Undermount sink with inset drainer and swan neck mixer tap. Space and plumbing for washing machine and tumble dryer. Underfloor heating, part vaulted ceiling. Door leading to the rear garden.

BOILER ROOM

Cupboard housing the boiler, pressurised water cylinder and the controls for the underfloor heating.

CLOAKROOM

Fitted with a modern two piece suite comprising low level WC with wall concealed flush, wall mounted wash hand basin. Herringbone LVT flooring, with underfloor heating.

GROUND FLOOR LOUNGE

16' 7" x 13' 9" (5.05m x 4.19m) Dual UPVC double glazed windows to front aspect, UPVC double glazed French doors leading to the rear, southerly facing garden. Underfloor heating, inset spotlights.

BEDROOM ONE

13' 9" x 10' 9" (4.19m x 3.28m) UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden. Walk in wardrobe, underfloor heating. Inset spotlights, USB points.

ENSUITE

Fitted with a modern suite comprising low level WC, wash hand basin with vanity unit below. Double shower cubicle with rain fall shower head, tiled flooring. Underfloor heating. Extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window to rear aspect, UPVC double glazed Velux window to front aspect, contemporary style radiator.

BEDROOM TWO

13' 9" x 10' 11" (4.19m x 3.33m) UPVC double glazed window to rear aspect. UPVC double glazed Velux to front aspect. Contemporary radiator. Walk in wardrobe. USB points.

ENSUITE

UPVC double glazed Velux window to front aspect. A modern suite comprising low level WC, wash hand basin with vanity unity below. Double shower cubicle with rain fall shower head. Heated towel rail, inset spotlights.

BEDROOM THREE

12' 9" x 9' 1" (3.89m x 2.77m) UPVC double glazed Velux window to rear aspect. Loft access. Contemporary style radiator.

FAMILY BATHROOM

Fitted with a modern suite comprising low level WC, wash hand basin with vanity unit below. Tiled panel bath with recessed shelving to the wall. Heated towel rail. UPVC double glazed Velux window to front aspect.

UPSTAIRS LOUNGE

13' 9" x 13' 7" (4.19m x 4.14m) Contemporary radiator, inset spotlights. UPVC double glazed window to front aspect, UPVC double glazed French doors leading to outside covered balcony with glass balustrade and stone quoined edging. Outside lighting.

OUTSIDE

To the side of the property is a gated block paved and walled parking area. Gates lead to the southerly aspect rear garden with patio and lawn area. Outside lighting.

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	85	
(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	