



16A STAMFORD ROAD, MARKET DEEPING  
PE6 8AB OFFERS OVER £495,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

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[briggsresidential.co.uk](http://briggsresidential.co.uk)





Situated in one of Market Deepings' premium locations and set behind double opening electric gates, this private, detached, individual home is within easy access of our town centre. With four reception rooms, this home presently has three double bedrooms which could easily be converted into four, a 30' tandem length garage and lovely private gardens. Viewing is highly advised to appreciate the superb accommodation available and location.

Front entrance door opening to

**HALLWAY**  
With radiator and stairs leading to first floor.

**CLOAKROOM**  
Comprising low flush WC, wash-hand basin and radiator.

**LOUNGE** 25' x 13' (7.62m x 3.96m)  
With radiator, TV point, windows to front and rear elevations and patio doors to

**CONSERVATORY** 12' x 9'8 (3.66m x 2.95m)  
A westerly facing UPVC conservatory with doors opening onto the side garden.

**DINING ROOM** 12' x 11'6 (3.66m x 3.51m)  
With radiator and French doors opening onto the rear garden.

**FAMILY ROOM** 11'5 x 10'10 (3.48m x 3.30m)  
With radiator, window to front elevation, internal door to garage and open access to

**KITCHEN** 11'10 x 11'3 (3.61m x 3.43m)  
With a range of wall and base units, cooker point, plumbing for washing machine, fridge space, work surface, sink unit and window to rear elevation.

**UTILITY ROOM** 8'11 x 6'9 (2.72m x 2.06m)  
Accessed from the garage with a door leading onto the rear garden.

**LANDING**  
With access to loft.

**BEDROOM ONE** 15' x 11' (4.57m x 3.35m)  
With radiator, built-in wardrobes, window to front elevation and door to

**DRESSING ROOM/EN-SUITE** 13' x 8'7 (3.96m x 2.62m)  
With dressing area, sink unit and walk-in shower.

**BEDROOM TWO** 22' x 8'8 (6.71m x 2.64m)  
With radiator and two windows to rear elevation. This room could easily be divided into two double bedrooms.

**BEDROOM THREE** 20' x 8'3 (6.10m x 2.51m)  
With radiator, built-in wardrobes and two windows to front elevation.

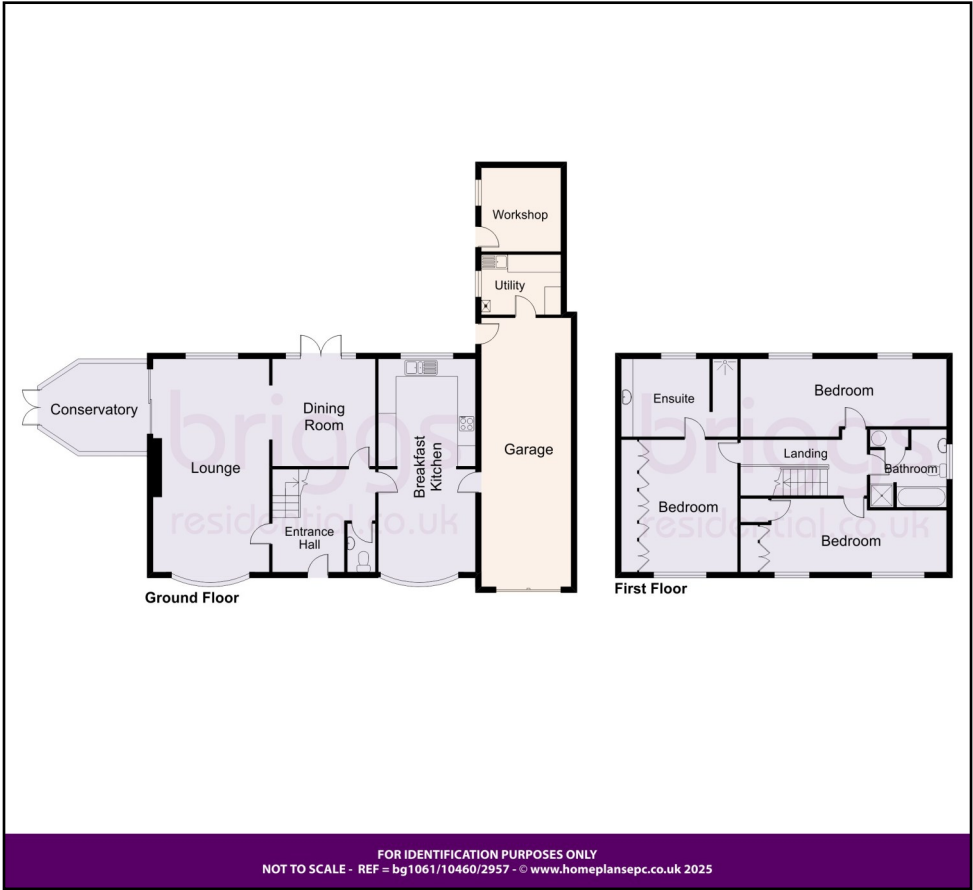
**BATHROOM**  
Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to side elevation.

**OUTSIDE**  
Set behind double opening electric wrought iron gates, this property has a large driveway which provides parking for many vehicles and leads to a tandem length 30' x 10' (9.14m x 3.05m) garage with electric door.

The south and westerly facing gardens are mainly to the front and side of the property and provide a high degree of privacy with a well kept shaped lawn, mature shrubs and trees, patio area, paving and small lawned rear garden. There is also a brick-built workshop with window to side elevation and door to rear garden.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.