



50 TOWNGATE EAST, MARKET DEEPING  
PE6 8DR £385,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**O**ffered for sale in immaculate decorative order, this greatly improved period cottage believed to date back to the 1850's, has a wealth of character throughout and provides superb accommodation including a lounge with inglenook fireplace, contemporary kitchen and a luxury ground floor bathroom. With underfloor heating to the ground floor, this beautiful home has an exceptionally large private south facing rear garden which is a superb sun trap and contains well kept lawns and flower beds, a Mediterranean style patio a large workshop and covered storage area. Viewing is highly advised.

Oak front entrance door opening to

#### HALLWAY

An impressive entrance with exposed beams to ceiling, feature stone walls, double opening oak doors opening onto the rear patio, traditional style radiator, tiled floor and glazed door to first floor staircase.

#### LOUNGE 13'9 x 13'8 (4.19m x 4.17m)

This peaceful room has a lovely inglenook fireplace with lighting and exposed stone wall and houses a cast iron wood burner with oak beam above; TV point, traditional style radiator, exposed beam to ceiling, feature stone wall and windows to front and rear aspects with beam above the rear window.

#### DINING ROOM 14'8 x 11'2 (4.47m x 3.40m)

This large room has exposed stonework, beam to ceiling, tiled floor, traditional style radiator, fireplace with beam above and window to front aspect.

#### KITCHEN 14' x 12'10 (4.27m x 3.91m)

A contemporary kitchen comprising wall and base units, Quartz worktop, integrated NEFF appliances including oven with hob and extractor hood, dishwasher and fridge freezer; sink unit, feature splashback, display shelf, large walk in pantry (no underfloor heating in the pantry), spotlighting, contemporary radiator, window to side aspect, doors to rear garden and

#### UTILITY ROOM 7'1 x 3' (2.16m x 0.91m)

Plumbing for washing machine, base units, work surface, central heating boiler, radiator and window to rear aspect.

#### BATHROOM 9'4 x 7'2 (2.84m x 2.18m)

Comprising a panelled bath with shower screen and shower above, low flush WC, wash hand basin, tiled floor, tiled walls, heated towel rail and window to rear aspect.

#### LANDING

With window to rear aspect overlooking the rear garden.

#### BEDROOM ONE 14'2 x 11'3 (4.32m x 3.42m)

This good size room has a feature fireplace with wrought iron grate, traditional style radiator and dormer window to rear aspect overlooking the rear garden.

#### BEDROOM TWO 14' x 12'2 (4.27m x 3.70m)

With traditional style radiator and dormer window to rear aspect overlooking the rear garden.

#### BEDROOM THREE 9'4 x 6'1 (2.84m x 1.85m)

With radiator and dormer window to front aspect.

#### OUTSIDE

The large southerly facing private gardens are a stunning feature of this home and are very well maintained. The formal garden has a Mediterranean style patio area with power connected, shaped lawns and well stocked established borders. There is a further circular patio, with power, beneath a mature tree and further shaped lawned gardens. Beyond this is a further garden which is mainly laid to lawn with slabbed area, central path, sleepers and four raised vegetable areas, greenhouse and a large workshop with power and lighting connected and adjoining stone covered storage area. This garden is a superb sun trap for those lazy Sunday afternoons.

EPC RATING: D



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