



Woburn Close, Market Deeping

PE6 8AY

NEWTONFALLOWELL 

Woburn Close, Market Deeping

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£285,000

Newton Fallowell are proud to offer for sale this four bedroom detached house at the end of a cul-de-sac. The ground floor comprises of a lounge, kitchen / diner with conservatory off and a ground floor WC. To the first floor there are four well balanced bedrooms with lots of built in storage. The master bedroom benefits from an en-suite and there is a family bathroom serving the remaining three bedrooms. Externally there is off road parking, a single garage and an enclosed rear garden. Early viewing is highly recommended.

Entrance hall

With laminate flooring, radiator, stairs to first floor with under stairs storage, glazed door to lounge, glazed door to kitchen/diner.

Cloakroom

Fitted with two piece suite comprising of a wash hand basin, low-level WC. Laminate flooring and extractor fan.



Lounge

14'6" x 12'0" (4.42 x 3.66)

PVCu double glazed window to the rear, radiator, coving to ceiling.

Kitchen/diner

26'6" x 8'7" (8.08 x 2.64)

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker with extractor hood over. PVCu double glazed window to front, PVCu double glazed door to side, two radiators. Dining area with PVCu double glazed sliding patio doors to:

Conservatory

12'7" x 9'6" (3.84 x 2.90)

Half brick and PVCu double glazed construction with poly carbonate roof and ceiling fan, wall mounted electric heater, tiled flooring, PVCu double glazed French doors to garden.

First floor landing

Access to loft, built-in airing cupboard. Doors to:

Bedroom 1

12'0" x 11'8" (3.66 x 3.58)

Two PVCu double glazed windows to the front, built-in wardrobes with mirrored doors, radiator. Door to:

En-suite

Fitted with three piece suite comprising of a tiled shower cubicle with power shower, wash hand basin with cupboards under and a low-level WC. PVCu double glazed window to the front, radiator, extractor fan.

Bedroom two

12'5" x 8'0" (3.81 x 2.44)

PVCu double glazed window to front, built-in double wardrobe, radiator.

Bedroom three

10'4" x 8'7" (3.15 x 2.64)

PVCu double glazed window to rear, two built-in double wardrobes, radiator.

Bedroom four

11'1" x 7'10" (3.38 x 2.41)

PVCu double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising of a bath with shower over, wash hand basin and low level WC. Extractor fan, PVCu double glazed window to rear, radiator.

Outside

To the front of the property there is a block paved driveway leading to a single garage. Side gated access takes you to the rear garden which is enclosed by wooden timber panelled fencing and is mainly laid to lawn with a patio seating area and a pond.

Electric car charging point

There is an electric car charging point located to the side of the property.

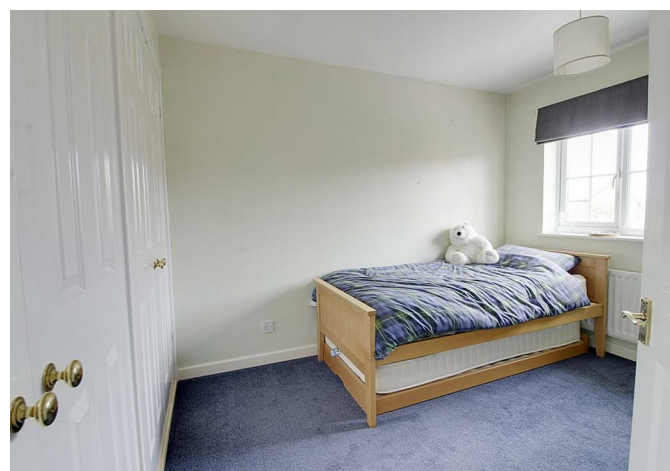
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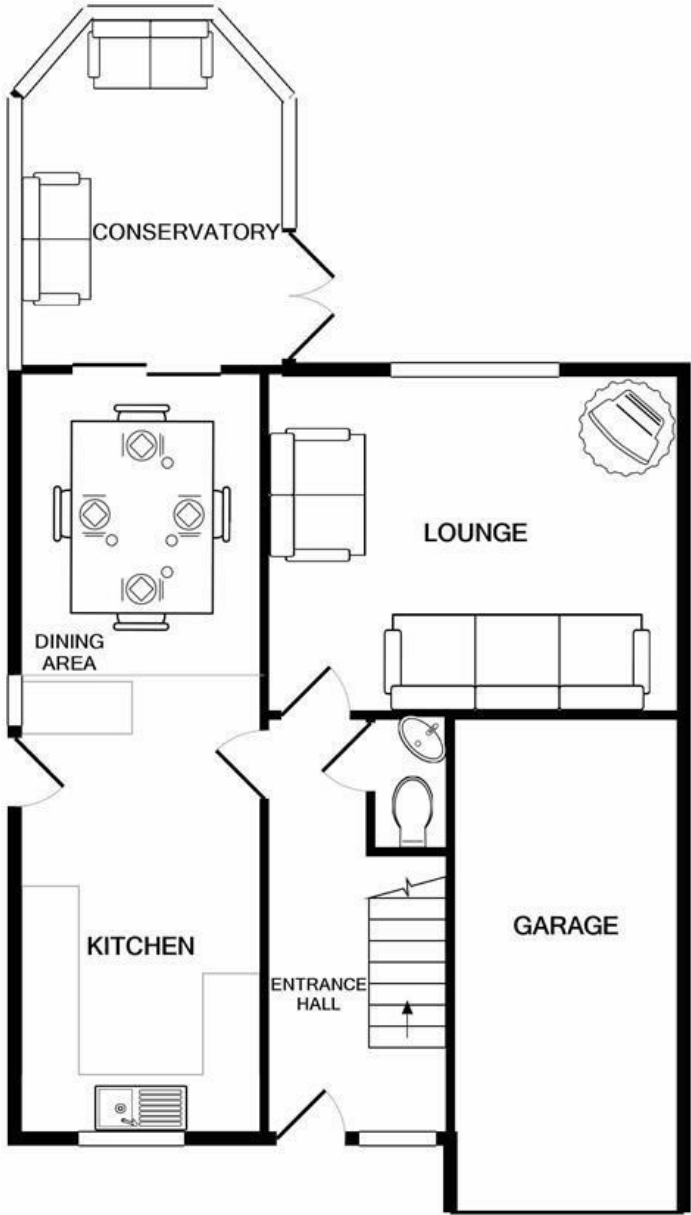
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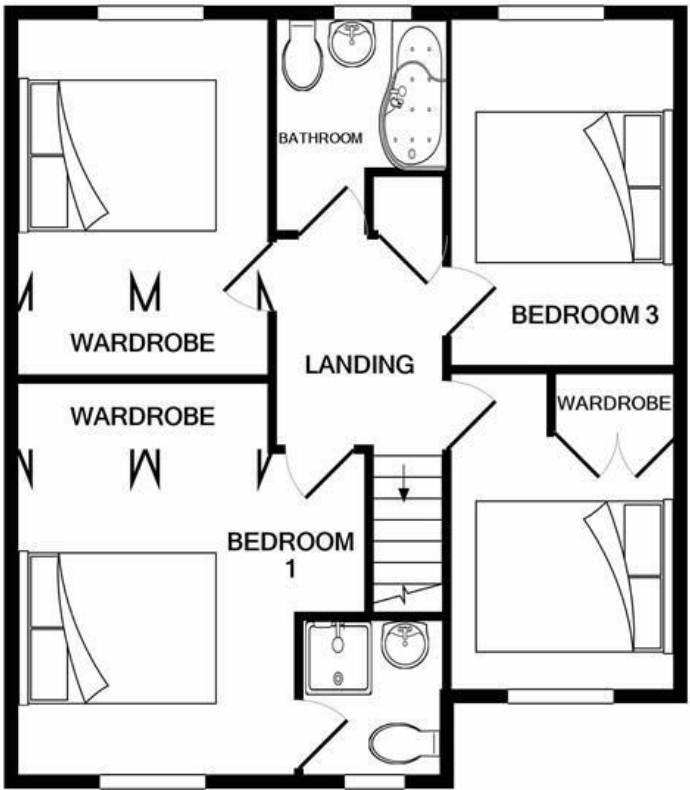




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



GROUND FLOOR



1ST FLOOR

