

24 Towngate West, Market Deeping, Cambs, PE6 8DG

This detached four bedroom stone house converted from two cottages offers ample living space with 3 reception rooms and some original features.

The front door opens into a good size kitchen with small island, range cooker, plumbing for washing machine and dishwasher, and tall fridge available if required. The conservatory, with wood burner, offers access to the large rear garden with shed workshop.

A central hallway with WC leads into a large rear dining room with patio doors out into the garden, and living room with wood burner, stone wall and beams to the front of the house.

Upstairs the four good sized bedrooms have all been redecorated in neutral colours, the large main bedroom with an en-suite shower room, and the bathroom offers a bath with shower attachment, and storage.

The property is centrally heated throughout with a combi boiler and benefits from the two wood burners for additional heating.

The good size garden has access from the side and rear, with mature trees, a central pond, and work -shed.

Parking is to the rear of the house accessed via the side road. Please note the garage is not included.

£2,000 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached Stone House
 - Two Bathrooms
 - Large Garden
 - Holding Deposit - £461 Damage Deposit - £2307
- Three Reception Rooms
 - Parking to Rear
 - Council Tax Band E, EPC Rating D
 - Available from 8th August



ACCOMMODATION:

- Kitchen**
3.96m x 5.18m (12'11" x 16'11")

Sitting Room
4.11m x 3.99m (13'5" x 13'1")

Dining Room
4.01m x 3.96m (13'1" x 12'11")

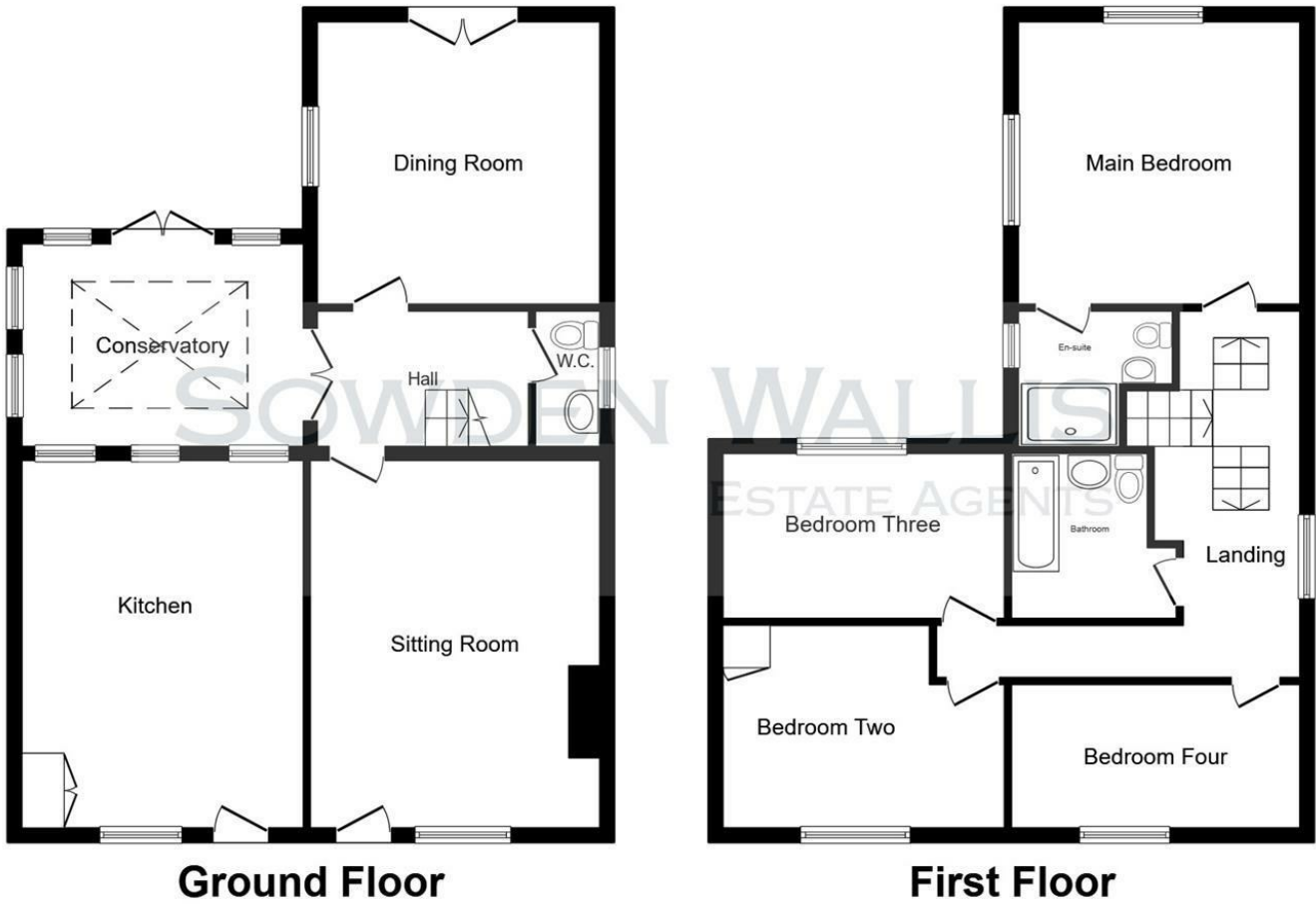
Conservatory
3.94m x 2.87m (12'11" x 9'4")

Main Bedroom
4.01m x 3.96m (13'1" x 12'11")

Bedroom Two
3.94m x 2.90m (12'11" x 9'6")

Bedroom Three
3.96m x 2.18m (12'11" x 7'1")
- Bedroom Four**
4.27m x 2.03m (14'0" x 6'7")

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.