



2a The Avenue, Market Deeping, Lincolnshire PE6 8BA

£450,000



*** MODERN WELL PRESENTED DETACHED BUNGALOW *** "Built in 2015 this three bedroom bungalow offers spacious accommodation, an en suite and double garage. The bungalow is approached via a block paved driveway providing off road parking and leading to a detached double garage. The inviting entrance hall leads to a generous kitchen diner and living room which in turn open out to the private rear garden. The principle bedroom benefits from an en suite shower room. The westerly facing patio is covered with a glass roof with an electric awning attached meaning it can be used whatever the weather. EPC energy rating -B."

ENTRANCE HALL

UPVC Door and window to the front, radiator and recessed spotlighting. Karndean flooring, loft hatch with ladder and light, storage cupboard and light tunnel providing natural light all day.

LOUNGE

14' 11" x 13' 1" (4.55m x 3.99m) (approx). UPVC window to the rear, and French Doors with windows either side leading to the garden. TV point, radiator and Karndean flooring.

KITCHEN DINER

14' 11" x 12' 4" (4.55m x 3.76m) (approx). Fitted with range of matching base and wall units with wood worktop over and inset one and half bowl stainless steel sink and drainer. Inset induction hob with stainless steel hood over, integrated microwave and oven. Integrated fridge/freezer, slimline dishwasher and washing machine. Wall mounted central heating boiler, radiator, recessed spotlighting, TV point, USB sockets and Karndean flooring. UPVC windows to side and front, and a door to side.

BEDROOM ONE

13' 6" x 11' 11" (4.11m x 3.63m) (approx). UPVC window to the rear, radiator, TV point and recessed spotlighting. Built in wardrobes.

EN SUITE WET ROOM

Fitted with three piece suite comprising of shower, wash hand basin and close coupled WC. Heated towel rail, extractor fan, recessed spotlighting, tiled walls and flooring. UPVC window to the side.

BEDROOM TWO

11' 10" x 11' 3" (3.61m x 3.43m) (approx). UPVC window to the rear, radiator, recessed spotlighting and TV point.

BEDROOM THREE/STUDY

8' 11" x 7' 4" (2.72m x 2.24m) (approx). UPVC window to the side, TV point, radiator, phone point and recessed spotlighting.

BATHROOM

Three piece suite comprising of panelled bath with shower over, vanity wash hand basin and concealed cistern WC. UPVC window to side, part tiled walls and Karndean flooring. Extractor fan, recessed spotlighting, electric shaver point and a heated towel rail.

OUTSIDE

To the front the block paved driveway provides off road parking for several vehicles and leads to the garage. External lighting and shrub borders.

The rear garden is fully enclosed and is gated to the front. Leading from the lounge the westerly facing patio is protected from the elements by a glass canopy with an inset electric awning.

The garden itself is mostly laid to lawn with well stocked shrub borders offering an excellent degree of privacy. A variety of fruit trees including Green Gage, Blackberry and Victoria Plum. There is an 'Alton' timber greenhouse with power connected and a garden shed behind the garage.

There is external lighting round the property, plus an external tap and electric socket.

GARAGE

18' 9" x 16' 8" (5.71m x 5.08m) (approx) Two up and over door to the front with power and light connected. Side and rear doors, UPVC window to the side.

AGENTS NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

