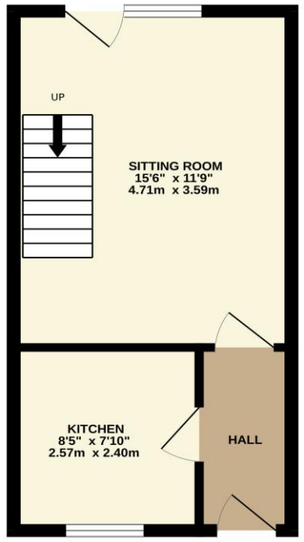
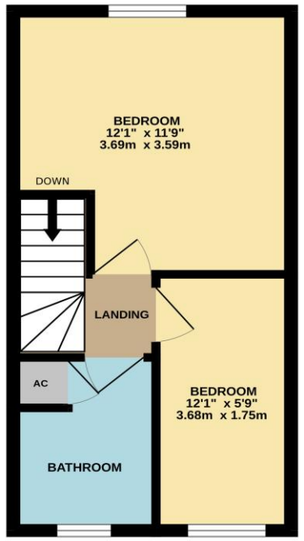
GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRITISH PROPERTY AWARDS 2019 — GOLD WINNER — ESTATE AGENT IN MARKET DEEPING

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E-mail: marketdeeping@winkworth.co.uk **website: www.winkworth.co.uk**

NOTE: these are draft sale particulars awaiting vendor's approval and are therefore subject to change. All areas & measurements are approximate. The text, photos and plans shown in this brochure are for guidance only and do not form part of offer or contract and must not be relied upon as fact. It should not be assumed that the property has all necessary planning or consents required. The services and associated fittings, systems and appliances have not been tested by the Agents. Purchasers must satisfy themselves by inspection or otherwise.

Viewing is strictly via the selling agent by appointment with Winkworth, 5a High Street, Market Deeping, Cambs, PE6 8ED on 01778 347098 or marketdeeping@winkworth.co.uk

AGENTS NOTE: If you are interested in making an offer on this property, please contact a member of the sales team who will take the necessary information from you in order to present the offer to the vendor to ensure we receive a speedy response. Due to Money Laundering Regulations 2007, we require proof of identification from all purchasers and proof of cash from buyers not requiring a mortgage.

MORTGAGE ADVICE
In order that we can assist you with your move as smoothly as possible, our Mortgage Advisor can offer you whole of market advice, to ensure that you get the right financial package for your new home. It is also part of our qualifying process that you speak to our Mortgage Advisor when we are asking the vendor to consider your offer.

SOLICITORS
You will require a legal representative to act for you on any proposed purchase, we can recommend local solicitors who we work with so if you would like a quote please ask the member of the team when you make your offer and we can organize this for you.







Buttercup Court, Deeping St James, PE6 8TF **£172,000**

A two-bedroom terrace home set within a small cul de sac sold with no forward, would make an ideal first-time buyer or investment purchase, a lovely light sitting room overlooks the pleasant rear garden, fitted kitchen, two bedrooms and family bathroom, allocated parking for two spaces is set within the parking courtyard.

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ACCOMMODATION

Across the paved pathway with gravelled border leading to the main entrance door and through to;

ENTRANCE HALL

KITCHEN
7'10 x 8'5 with wooden window to front aspect, fitted with a range of base and eye level storage units with contrasting work surface over, stainless steel sink unit with mixer tap, tiles splash back, integrated electric oven, four ring gas hob above stainless-steel extractor over, space for fridge freezer, space for washing machine, power points, wall mounted gas boiler

SITTING ROOM
15'6 x 11'9 with UPVC window to rear aspect overlooking the pleasant garden, stairs to first floor accommodation, power points, UPVC door to garden and patio area

LANDING

BEDROOM ONE
11'9 x 12'1 with UPVC double glazed window to rear aspect, radiator, power points

BEDROOM TWO
5'9 x 12'1 with wooden window to front aspect, radiator, power points

BATHROOM
With frosted wooden window to front aspect, fitted suite with low level wc, pedestal wash hand basin, tiled splash back, panelled bath with mixer taps and shower over, built in airing cupboard housing hot water cylinder

OUTSIDE
The front of the property is a gravelled area with a pathway leading to the entrance door. The rear garden is enclosed by fencing to side and rear aspect, and is a pleasant outdoor space with a patio seating area, lawn area, there is allocated parking within the courtyard parking area for two cars











LOCAL AUTHORITY
South Kesteven District Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

EPC RATING - D

WINKWORTH OFFICE CONTACT DETAILS

Tel ; 01778 347098

Email ; marketdeeping@winkworth.co.uk