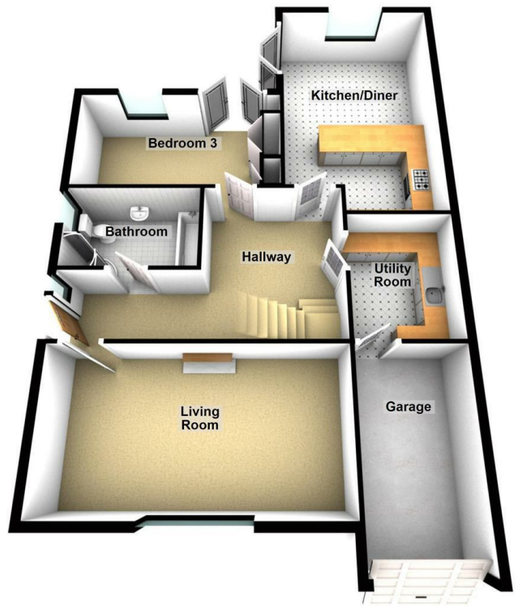
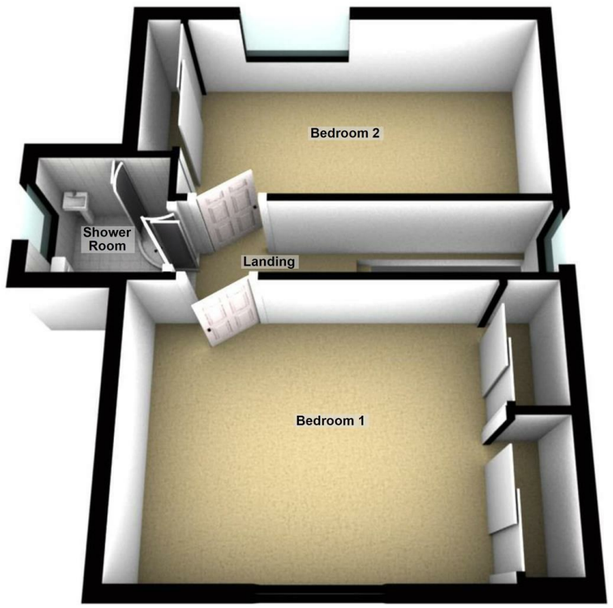
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

FOUR-PIECE BATHROOM

BEDROOM 3

KITCHEN DINER

UTILITY ROOM

GARAGE

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

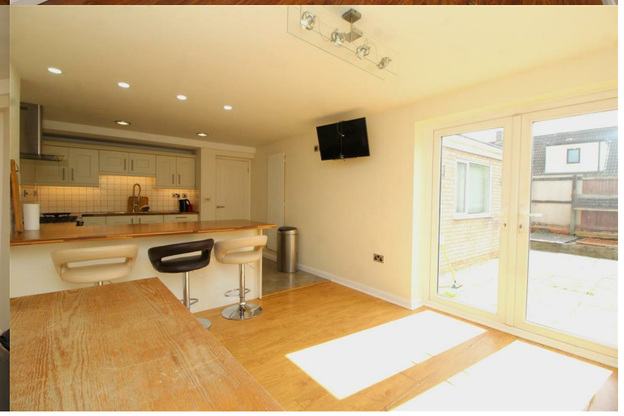
01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

47 Godsey Lane

Market Deeping, Peterborough, PE6 8HY

£325,000



47 Godsey Lane
Market Deeping, Peterborough
PE6 8HY

A highly versatile home, ideal for families or those seeking flexible living with bedroom and bathroom facilities across both floors. Additional benefits include uPVC double glazing and gas central heating throughout.

- AVAILABLE WITH NO FORWARD CHAIN
- SPACIOUS CHALET-STYLE FAMILY HOME
- SITTING ON A CORNER PLOT
- AMPLE OFF ROAD PARKING AND FURTHER ACCESS TO THE REAR
- VERSATILE THREE-BEDROOM ACCOMMODATION
- OPEN-PLAN KITCHEN/DINER WITH FAMILY SPACE
- GROUND FLOOR BEDROOM AND BATHROOM
- PRIME LOCATION CLOSE TO AMENITIES, SHOPS AND PARKS

Viewings: By appointment
£325,000

ENTRANCE HALL
Door and window to side, access to all rooms, radiator, space for desk area, radiator, stairs to first floor.

LIVING ROOM
11" x 20'7"
UPVC double glazed window to front, feature fireplace, radiator.

FOUR-PIECE BATHROOM
5'8" x 9'9"
Obscure uPVC double glazed window to side, four piece suite with WC, wash hand basin, shower cubicle, bath, tiled surround, radiator.

BEDROOM 3
8'4" x 15'5"
UPVC double glazed window to rear, uPVC double glazed French doors to rear, fitted wardrobe/cupboard space, radiator.

KITCHEN DINER
19'4" x 11"
UPVC double glazed window to rear, uPVC double glazed French doors to side, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, fitted oven, fitted appliances, breakfast bar, splashback tiles, space for dining furniture, radiator.

UTILITY ROOM
9'4" x 7'3"
Fitted with a matching range of base and eye level storage units, fitted worktop, fitted sink drainer, space for appliances, door to garage.

GARAGE
Electric door, power and lighting connected.

LANDING
Velux window to side, access to:

BEDROOM 1
10'10" x 12'10"
UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe space with sliding doors.

BEDROOM 2
8'1" x 12'11"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe space with sliding doors.

SHOWER ROOM
5'2" x 5'3"
Obscure uPVC double glazed window to side, fitted three piece suite with shower cubicle, wash hand basin, WC, tiled surround, radiator.

OUTSIDE
To the front, the property is enclosed and boasts a substantial gravel driveway providing off-road parking for approximately 6–8 vehicles. There are well-maintained flower and shrub borders, access to the garage, side access into the home, and gated entry leading to the rear garden.

The fully enclosed rear garden is mainly laid to lawn with patio areas, perfect for outdoor entertaining. There is also double gated side access providing additional parking or entry, which leads to a workshop shed complete with power and lighting.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.