

Opening Hours: Monday to Friday - 9.00am until 6.00pm Saturday - 9.00am until 4.00pm Sunday - CLOSED



**41A EASTGATE, DEEPING ST JAMES  
PE6 8HH**

**OFFERS OVER £460,000**

**FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**



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**T**ucked away down a small private driveway of just three individual properties and situated in one of our areas' most sought after locations, this quality **FOUR BEDROOM** detached house has generous sized rooms throughout and is offered for sale with no chain. With lovely private gardens, this property is entered via an impressive hallway, has a large 20' x 18' lounge and has versatile accommodation with two bedrooms to the ground floor, with the master having an en-suite and two further bedrooms to the first floor, one with an en-suite. There is also a good size kitchen and large utility room. Viewing of this property is highly advised to appreciate its superb location.

Entrance door opening to

**PORCHWAY**

With door opening to

**RECEPTION HALLWAY**

An impressive entrance to this property with stairs leading to the first floor with cupboards below, radiator and cloaks cupboard.

**LOUNGE/DINING ROOM 20'7 x 18'4 (6.27m x 5.59m)**

A generous sized room with feature fireplace, radiators and windows to front and side elevations.

**KITCHEN/BREAKFAST ROOM 13'10 x 11'4 (4.22m x 3.45m)**

A recently installed kitchen with a range of quality wall and base units with built-in appliances, breakfast area, radiator and window to side elevation.

**UTILITY ROOM 14'5 x 5'1 (4.39m x 1.55m)**

With a range of wall and base units, radiator, window to rear elevation and side external door.

**LANDING**

**BEDROOM THREE 15'8 x 13' (4.78m x 3.96m)**

With radiator, access to eaves storage, skylight window, window to rear elevation and door to

**EN-SUITE**

Comprising shower cubicle, wash-hand basin, low flush WC and skylight window.

**BEDROOM FOUR 13' x 6'3 (3.96m x 1.91m)**

With radiator and skylight window to side elevation.

**BEDROOM ONE 18' x 12'10 (5.49m x 3.91m)**

With a range of wardrobes, radiator, bay window to front elevation and door to

**EN-SUITE**

Comprising double shower cubicle, wash-hand basin, low flush WC, bidet and window to side elevation.

**BEDROOM TWO 13'5 x 13'1 (4.09m x 3.99m)**

Presently used as a dining room, this large room has radiator and bay window overlooking the rear garden.

**BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC and window to side elevation.

**OUTSIDE**

The property is approached via a gravel driveway which leads to a 15'7 x 16'5 (4.75m x 5.00m) garage with up-and-over door, power and lighting.

The rear gardens, which are enclosed by brick wall and fencing, provide a high degree of privacy and are mainly laid to well kept lawns with attractive flower borders and shrubs. There is a large patio area to the front southerly elevation, a timber shed and a further private garden to the side which is mainly laid to lawn.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



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