



2 Streton Gardens, Deeping St James, Lincolnshire PE6 8GT

£325,000



*** DETACHED HOME *** This property is situated close to local schooling and amenities and would make an ideal family home. Briefly comprising entrance hall, kitchen/diner with French doors into garden, utility room, spacious lounge, and cloakroom. To the first floor, there are three double bedrooms, with an ensuite shower room to the principle, and a family bathroom. Outside, there are gardens front and side, and the driveway provides ample off road parking. EPC Energy Rating B - Council Tax Band C.

UPVC DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Extractor fan and radiator.

KITCHEN / DINER

18' 0" x 8' 1" (5.49m x 2.46m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Oven and gas hob with extractor fan over. Integrated fridge / freezer and dishwasher. Radiator, two UPVC double glazed windows, UPVC double glazed French doors to the garden.

UTILITY ROOM

UPVC double glazed door to the driveway. Understair cupboard, radiator, space and plumbing for washing machine.

LOUNGE

18' 0" x 10' 0" (5.49m x 3.05m) (approx) Three UPVC double glazed windows. Two radiators.

LANDING

Loft access. Doors to:

BEDROOM ONE

12' 0" max not including built-in wardrobe x 10' 0" (3.66m max x 3.05m) UPVC double glazed window. Panelling to the wall, built-in wardrobe with sliding doors and radiator. Door to:

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Chrome heated towel rail. Frosted UPVC double glazed window and spotlights.

BEDROOM TWO

12' 1" max (10' min) x 9' 0" (3.68m max (3.05m min) x 2.74m UPVC double glazed window. Radiator and panelling to the wall.

BEDROOM THREE

11' 8" x 9' 0" (3.56m x 2.74m) UPVC double glazed window. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower mixer tap, wash hand basin and WC. Radiator, UPVC double glazed window.

OUTSIDE

To the front of the property, the garden has shrubs and decorative slate pebbles, and a path leading to the front door.

To the side, the garden is laid to lawn and enclosed by timber fencing and walling to one side. A gate leads to the front of the property and there is a patio. Outside tap.

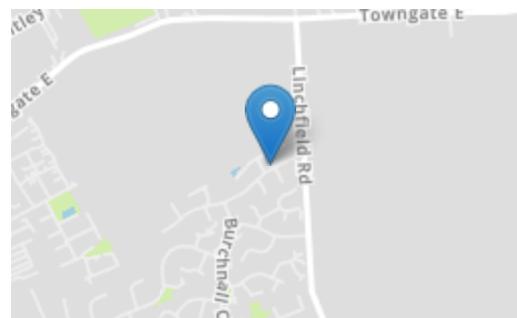
There is a driveway providing off road parking for two cars.

FLOORPLAN

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.

AGENT NOTE

The service charge for the year 2024/2025 was £153.11.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

