



**20 King Street, WEST DEEPING PE6 9HP**

**£455,000**



\*\*\* THREE BEDROOM BUNGALOW \*\*\* Situated in the highly sought-after village of West Deeping, this recently renovated and extended three bedroom bungalow offers spacious living in a picturesque setting. Thoughtfully updated throughout, the property features an inviting entrance hall with elegant wall panelling, three well-proportioned bedrooms, including a principal bedroom with a walk-in wardrobe and modern ensuite. The heart of the home is the stunning kitchen/dining room, complete with a central island with breakfast bar, and integrated appliances. While both the kitchen and the generous living room boast bi-folding doors opening onto the garden. Outside, the property benefits from ample off-road parking and an enclosed garden, predominantly laid to lawn with attractive gravelled areas. EPC Energy Rating E / Council Tax Band C.



**STORM PORCH**

**ENTRANCE HALL**

Inset spotlights, panelling to walls, modern vertical radiator and loft access.

**KICHEN/DINING ROOM**

7.39m max x 3.96m max (24' 3" x 13' 0") (Approx) Fitted with a range of eye level and base units with worktops over, integrated fridge/freezer, dishwasher and eye level oven. Hob with built-in extractor hood over, sink with 1/2 bowl and drainer with swan neck mixer tap over. Central island with breakfast bar. UPVC bi-folding doors to rear, and UPVC window to the side. Modern vertical radiator and inset spotlights.

Bespoke hidden cupboard into:

**UTILITY ROOM**

Worktop with space and plumbing for washing machine and tumble dryer, wall mounted boiler.

**LIVING ROOM**

5.71m x 4.92m (18' 9" x 16' 2") (Approx) Inset spotlights, two radiators and UPVC bi-folding doors to rear.

**BEDROOM ONE**

3.83m x 3.02m (12' 7" x 9' 11") (Approx) UPVC window to the front. Walk-in wardrobe, radiator.

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle with rainfall shower head, wash hand basin and low level WC. UPVC window to the side, partly tiled, inset spotlights, chrome heated towel rail, inset storage and extractor fan.

**BEDROOM TWO**

3.66m x 3.15m (12' 0" x 10' 4") (Approx) UPVC window to the front. Inset spotlights, radiator and coving to the ceiling.

**BEDROOM THREE**

3.09m x 2.55m (10' 2" x 8' 4") (Approx) UPVC window to the side. Radiator and inset spotlights.

**BATHROOM**

Fitted with a four piece suite comprising tiled shower cubicle with rainfall shower head, freestanding bath with freestanding taps over, wash hand basin and low level WC. UPVC window to the side, extractor fan, inset spotlight and heated towel rail.

**OUTSIDE**

To the front, the property boasts a neatly presented garden mainly laid to lawn, complemented by a gravel pathway and low-level fencing, along with ample off-road parking.

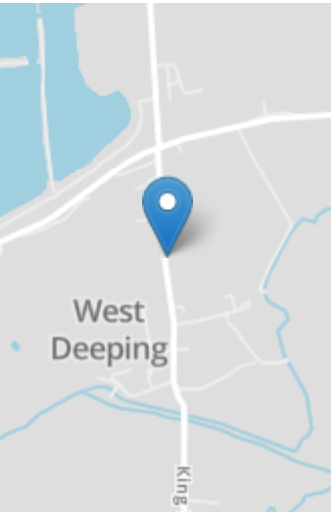
The rear garden is enclosed, offering gated access to the front, and features a well-maintained lawn with a gravelled seating area and a gravel path leading to the rear boundary.

**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 property does have planning approved conditionally for a single detached pitched roof garage to the front of the dwelling. The reference is S24/1929.



| Energy Efficiency Rating                    |         |           |  |  |
|---------------------------------------------|---------|-----------|--|--|
|                                             | Current | Potential |  |  |
| Very energy efficient - lower running costs |         |           |  |  |
| (92+)                                       |         | 84        |  |  |
| A                                           |         |           |  |  |
| (81-91)                                     |         |           |  |  |
| B                                           |         |           |  |  |
| (69-80)                                     |         |           |  |  |
| C                                           | 51      |           |  |  |
| (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                     |         |           |  |  |