



**31 Rycroft Avenue, DEEPING ST JAMES, Lincolnshire PE6 8NT**

**£260,000**



**\*\*\* MODERN FAMILY HOME \*\*\*** This three bedroom semi-detached property has been tastefully extended, providing a spacious, modern kitchen and a lounge / dining/ family area to the ground floor. To the first floor, there are three bedrooms, and a family bathroom. Also, benefitting from a new kitchen and new UPVC windows throughout, this home is not to be missed. The property has a garage, with a new door, and a driveway providing off road parking. With field views to the front, this home is perfect for dog walks, and is also situated close to local schools and amenities. EPC Energy Rating C- Council Tax Band B.

**UPVC DOUBLE GLAZED DOOR TO :**

**ENTRANCE HALL**

Two UPVC double glazed windows to the front, radiator. Stairs to first floor accommodation with space under.

**KITCHEN / DINER**

15' 1" x 8' 1" (4.60m x 2.46m) (approx) Extended kitchen with a range of eye level and base units with worktop over. Sink and drainer with stainless steel mixer tap over. Eye level oven, gas hob with extractor fan over. Space and plumbing for dishwasher and washing machine. Spotlights. UPVC double glazed window to the rear.

**LOUNGE / DINER**

29' 1" x 12' 0" max 9' 0" min (8.86m x 3.66m max 2.74m) (approx) Extended to the rear. Feature fireplace, two radiators, coving to ceiling. UPVC double glazed window to the front, UPVC double glazed French doors to the rear with UPVC windows to the sides.

**LANDING**

Loft access, radiator, coving to ceiling. Doors to:

**BEDROOM ONE**

11' 0" max 10' min x 11' 0" (3.35m max 3.05 min x 3.35m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM TWO**

11' 10" x 10' 1" max 9' 10" min (3.61m max 3.00m min x 3.07m) (approx) UPVC double glazed window to the front. Coving, radiator.

**BEDROOM THREE**

8' 1" x 7' 0" (2.46m x 2.13m) (approx) UPVC double glazed window to the front. Radiator, coving to ceiling.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, airing cupboard, laminate flooring, part tiled. UPVC double glazed window to the rear.

**OUTSIDE**

To the front, the garden is laid to lawn, with driveway to the garage. Path to the front door.

To the rear, the garden is laid to lawn and is enclosed by timber fencing. Patio area, gravel area, mature shrubs.

The vendors have advised that they will be painting the fence panels in the rear garden.

**GARAGE**

Single garage with up and over door to the front.

**AGENT NOTE:**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	85

