



40 WELLAND WAY, DEEPING ST JAMES  
PE6 8QE

£295,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**O**ffered for sale with no chain and occupying a prominent corner plot, this detached bungalow has been extended to the side and rear aspects providing two exceptionally large bedrooms plus a further dining room which could be used as a third bedroom. Re-decorated throughout and with new flooring, this bungalow has two enclosed garden areas and benefits from two driveways, one of which has a single garage. Viewing is highly advised.

Entrance door opening to

#### HALLWAY

An L-shaped hallway with radiator and built in cloaks cupboard.

#### LOUNGE 14' x 11'6 (4.27m x 3.51m)

This light and airy room has radiator, TV point and two windows to the front aspect.

#### DINING ROOM/BEDROOM THREE 9'2 x 8'6 (2.79m x 2.59m)

With radiator and window to front aspect.

#### KITCHEN BREAKFAST ROOM 16'5 x 10'8 (5.00m x 3.25m)

This spacious kitchen comprises ample wall and base units, built in eye level oven with gas hob and extractor hood above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, built in cupboard housing central heating boiler, windows to side and rear aspects and door to

#### BOOT ROOM 13'5 x 4'6 (4.09m x 1.37m)

With plumbing for washing machine and door to side garden.

#### BEDROOM ONE 15'1 x 13'6 (4.60m x 4.11m)

A good size master bedroom with seating area, radiator and window to rear aspect.

#### BEDROOM TWO 13'8 x 12'8 (4.17m x 3.86m)

With radiator and window to front aspect.

#### BATHROOM

Comprising shower cubicle, low flush WC, wash hand basin, radiator and window to rear aspect.

#### OUTSIDE

There are two driveways, one to the front which provides parking for at least three vehicles and a further driveway to the side which provides parking for a further two vehicles and this leads to a single garage. The rear garden provides a high degree of privacy and is mainly laid to lawn with mature flower beds and patio area. The further south westerly facing side garden has patio area and gravelled area.

EPC RATING: D



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