



ORCHARD HOUSE, 1 TUDOR PLACE, DEEPING ST JAMES
PE6 8UA £650,000

FREEHOLD



Briggs Residential
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Market Deeping
PE6 8EA

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349300

Situated in a small, exclusive, private cul-de sac within easy walking distance of the Deepings School, this magnificent individual detached home was originally built with five bedrooms but now features a large master bedroom with dressing room and en-suite which could easily be converted back. Designed with generous size rooms throughout, this home has four reception rooms including a garden room overlooking the private south-facing rear garden, a good size dining room ideal for entertaining, family room/study and ample parking leading to a double garage. Designed with the potential for a second en-suite upstairs, this detached quality home must be seen to appreciate the superb accommodation available and location.

Entrance door opening to

HALLWAY

An impressive entrance to this home with an oak staircase leading to the first floor with seating area below, radiator and doors leading to all principal rooms.

CLOAKROOM

Comprising low flush WC, wash-hand basin, heated towel rail, half-tiled walls and tiled flooring.

LOUNGE 20'2 x 11'4 (6.15m x 3.45m)

With an attractive fireplace with coal-effect gas fire, this light and airy room has a window to front elevation, TV point, radiators and patio doors opening onto the south-facing rear garden.

DINING ROOM 12'8 x 12'7 (3.86m x 3.84m)

Entered via double opening doors, this large room, ideal for entertaining, has radiator and window to rear elevation.

FAMILY ROOM/STUDY 11'10 x 10'5 (3.61m x 3.18m)

With spotlighting, radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 17'10 x 16'8 (5.44m x 5.08m)

Approached via double opening doors, with a range of contemporary wall and base units with Corian work surface, cooking range (available by separate negotiation), integrated dishwasher, integrated fridge, sink unit, attractive wall tiling, dining area, radiators, windows to rear and side elevations, door to Utility Room and French doors opening to

LANDING

An L-shaped landing with window to front elevation, built-in airing cupboard, radiator and access to loft.

BEDROOM ONE 17' x 11'5 (5.18m x 3.48m)

Entered via it's own private landing, this impressive master suite has windows to front and rear elevations, radiator, TV point and large open archway through to

DRESSING ROOM/BEDROOM FIVE 11'4 x 9'2 (3.45m x 2.79m)

Originally the fifth bedroom, this room has been professionally converted into a dressing room with large archway from the master bedroom and radiator. This room could easily be converted back into a separate bedroom if required, but offers a piece of luxury in this lovely executive home.

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, attractive wall tiling, tiled flooring, heated towel rail and window to front elevation.

BEDROOM TWO 20' x 17'5 (6.10m x 5.31m)

With two dormer windows to front elevation, radiator, insulated flooring and TV point.

BEDROOM THREE 17' x 9'10 (5.18m x 3.00m)

With radiator, window to rear elevation and further frosted window to side elevation. This room has been designed to have a second en-suite, if required.

GARDEN ROOM 14'1 x 12'3 (4.29m x 3.73m)

With a high vaulted ceiling with skylights, this light and airy room has French doors opening onto the rear garden, tiled flooring with underfloor heating and views over the well-kept south-facing rear garden.

UTILITY ROOM 12'7 x 6' (3.84m x 1.83m)

With a range of base units, stainless steel sink unit, plumbing for washing machine, window to side elevation, external door and internal door to garage.

BEDROOM FOUR 12' x 9'2 (3.66m x 2.79m)

Presently used as a gym, this room has reinforced flooring, radiator and window to rear elevation.

BATHROOM

Comprising an attractive shaped bath, shower cubicle, wash-hand basin, low flush WC, half-tiled walls, tiled flooring, heated towel rail and two skylight windows to rear elevation.

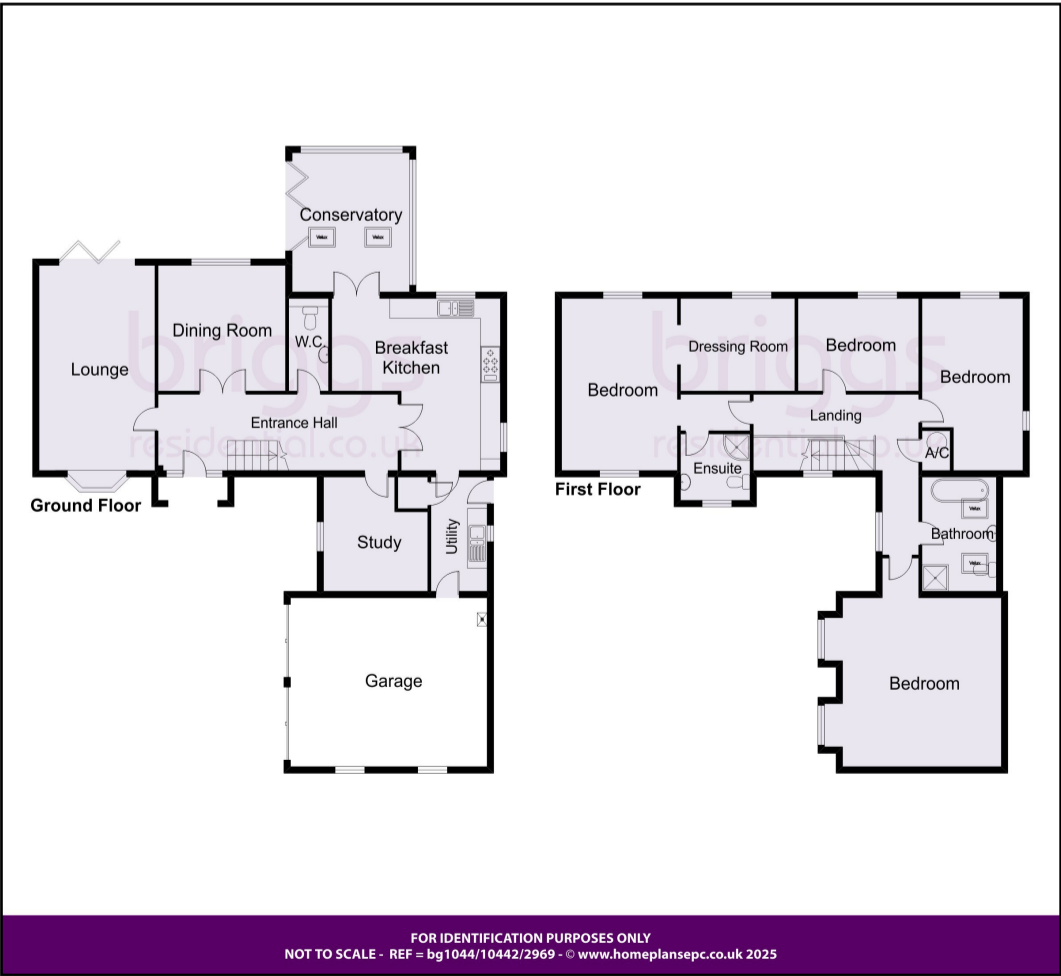
OUTSIDE

The property is approached via a large tarmac driveway which provides parking for many vehicles and leads to an integral double garage with two up-and-over doors, power and lighting.

The front garden is mainly laid to lawn with mature shrubs while side access leads to the southerly-facing private landscaped rear garden which is set on two levels and mainly laid to shaped lawn with an abundance of mature flower borders, shrubs, patio area, outside lighting and various seating areas.

EPC RATING: C

COUNCIL TAX BAND: F (SKDC)



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