



107 RIVERSIDE, DEEPING GATE  
PE6 9AR £560,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

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349300



Situated in one of our areas’ most sought after locations, fronting onto the River Welland and with a lovely private southerly facing rear garden, this impressive detached family home offers superb accommodation with generous sized rooms throughout. With four reception rooms, this individual home has a good size lounge which leads through to the family room with bi-folding doors opening onto the rear garden, whilst there is a good size dining room, study and 22’ kitchen/breakfast room. To the first floor are three double bedrooms with the master having a luxury en-suite, a large bathroom and a second floor loft room which is currently used as a further living room. Viewing of this home is highly advised to appreciate the size of accommodation available and location of this individual home.

HALLWAY

With exposed flooring, two windows to front elevation and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 16’3 x 12’9 (4.95m x 3.89m)

With recessed cast-iron woodburner with attractive surround, exposed flooring, radiators, TV point, access to Dining Room and open access through to

FAMILY ROOM 12’8 x 9’5 (3.86m x 2.87m)

With two feature stained glass windows to side elevation, exposed flooring, bi-folding doors opening onto the rear patio and door to Inner Hallway.

DINING ROOM 10’7 x 8’10 (3.23m x 2.69m)

With exposed flooring, radiator and window to front elevation overlooking the River Welland.

STUDY 10’3 x 7’2 (3.12m x 2.18m)

With a range of built-in cupboards, exposed flooring, radiator and window to front elevation overlooking the River Welland.

LANDING

A large landing with window to front elevation and access to

ATTIC ROOM

A fully boarded and painted room presently used as a second living room.

BEDROOM ONE 16’1 x 11’ max (4.90m x 3.35m max)

With window to front elevation overlooking the River Welland, this large master bedroom has radiator and access through to

LUXURY EN-SUITE

Comprising built-in furniture, wash-hand basin, low flush WC, double shower cubicle, fully tiled walls, tiled flooring, heated towel rail and window to rear elevation.

BEDROOM TWO 14’10 x 9’7 (4.52m x 2.92m)

With radiator and window to the rear overlooking the south facing gardens.

BEDROOM THREE 14’5 x 9’ (4.39m x 2.74m)

With radiator and window to front elevation enjoying views over the River Welland.

BATHROOM

With a free-standing roll-top bath, this large bathroom has built-in furniture, wash-hand basin, WC, traditional style heated towel rail, radiator, wall tiling, tiled flooring and window to rear elevation.

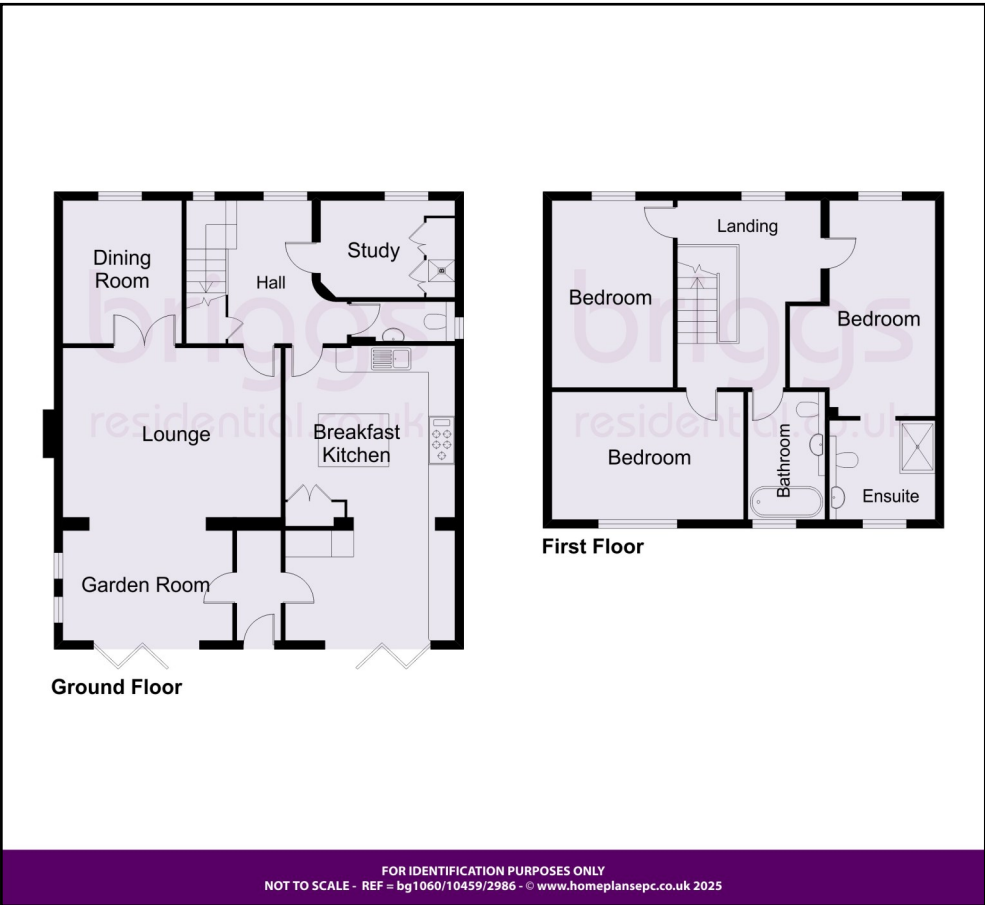
OUTSIDE

The property is approached via a driveway which leads to an oversized detached garage presently used as a gym.

The rear south facing garden provides a high degree of privacy and has a central pathway with dwarf hedging. The well kept gardens are mainly laid to lawn with mature shrubs, borders, patio area, paving and pond.

EPC RATING: D

COUNCIL TAX BAND: D (PCC)



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