

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**135 STATION ROAD, DEEPING ST JAMES
PE6 8RQ**

£295,000

FREEHOLD



**briggs
residential**

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Situated just on the outskirts of Deeping St James, this greatly improved and extended three bedroom home features a 23' x 16' lounge/dining room and also benefits from a kitchen/breakfast room with French doors leading onto the large enclosed private rear garden. With off-road parking for at least three vehicles, this well presented home gives the benefit of countryside living and yet is just a five minute drive from Market Deeping town centre. Book your viewing today.

Front entrance door opening to

HALLWAY

With stairs leading to first floor.

LOUNGE/DINING ROOM 23' x 16' (7.01m x 4.88m)

A most impressive room featuring a cast-iron woodburner set within an attractive surround, radiators, TV point, windows to front and side elevations and double opening doors leading through to

KITCHEN/BREAKFAST ROOM 17'4 x 13'3 (5.28m x 4.04m)

A modern kitchen with a range of ample wall and base units with built-in appliances, breakfast area, radiator, window to rear elevation, French doors opening onto decked patio area and access through to

UTILITY ROOM

With plumbing for washing machine, space for tumble dryer and door leading through to

BATHROOM

A modern bathroom comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, radiator, airing cupboard and window to side elevation.

LANDING

BEDROOM ONE 16'4 x 9'3 (4.98m x 2.82m)

With radiator and window to front elevation.

BEDROOM TWO 13' x 7'10 (3.96m x 2.39m)

With radiator and window to rear elevation.

BEDROOM THREE 9'2 x 7'8 (2.79m x 2.34m)

With radiator and window to rear elevation.

OUTSIDE

The property has parking for three vehicles and gated access leading to the large enclosed rear garden which is mainly laid to lawn with decked area and has rear pedestrian access.

EPC RATING: E

COUNCIL TAX BAND: B (SKDC)



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