



**7 RIVERSIDE, DEEPING GATE  
PE6 9AJ**

**£315,000**

**FREEHOLD**



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**S**ituated in a small quiet lane in one of the areas' most sought after locations with excellent nearby walks and just a stone's throw from the River Welland, this extended semi-detached home has an attractive open view to the rear and features a 19' square kitchen/dining/family room overlooking the westerly-facing gardens. With a good size lounge, this excellent family home, which is within a superb school catchment area, also has a utility room and cloakroom to the ground floor, whilst to the first floor are three bedrooms and modern bathroom. The property offers potential to extend to the side subject to planning. Viewing of this home is highly advised to appreciate its superb location.

#### ENTRANCE

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor.

#### CLOAKROOM

Comprising low flush WC and window to side elevation.

#### LOUNGE 13'4 x 11'11 (4.06m x 3.63m)

With feature fireplace, this light and airy room has two windows to front elevation, radiator and TV point.

#### KITCHEN/DINING/FAMILY ROOM 19'8 x 19'6 (5.99m x 5.94m)

The heart of the home, this superb room has a modern kitchen, with a range of ample quality wall and base units, a range of built-in appliances, work surface, sink unit, dining area, window to side elevation and open access through to the family area which has a high vaulted ceiling with patio doors opening onto the rear garden, window overlooking the side garden, radiator and two skylight windows.

#### UTILITY ROOM

With a range of wall and base units, sink unit and plumbing for washing machine.

#### LANDING

With built-in storage cupboard, access to loft and window to side elevation.

#### BEDROOM ONE 12' x 11'8 (3.65m x 3.55m)

With radiator and window to front elevation.

#### BEDROOM TWO 13'2 x 9'10 (4.01m x 3.0m)

With radiator and two windows to rear elevation overlooking the gardens and meadow beyond.

#### BEDROOM THREE 8'8 x 8' (2.64m x 2.43m)

With radiator and window to front elevation.

#### BATHROOM

A modern suite comprising panelled bath with shower above, wash-hand basin, low flush WC, fully tiled walls, heated towel rail and window to side elevation.

#### OUTSIDE

The property has a parking area to the front.

The gardens surround the property, with a lawned garden to the side with mature trees which leads through to the lawned garden to the rear with patio area and open views.

EPC RATING: TBC

COUNCIL TAX BAND: B (PCC)

Awaiting Floorplan