

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



145A EASTGATE, DEEPING ST JAMES
PE6 8RB **£725,000**

FREEHOLD



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Situated down a small private cul-de-sac just off Eastgate, this individual detached quality home is entered via an impressive hallway and has three good size reception rooms and a large kitchen/dining room. With four bedrooms to the first floor, two having en-suites, this generously sized property has a detached double garage with further room above. Book your viewing today.

Front entrance door opening to

HALLWAY

An impressive entrance to this home with built-in cloaks cupboard, window to front elevation and stairs leading to first floor.

CLOAKROOM

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

LOUNGE 19'3 x 15'1 (5.87m x 4.60m)

A good size sociable and relaxing room with feature fireplace, window to front elevation and French doors opening onto the rear garden.

STUDY 10'6 x 9'8 (3.20m x 2.95m)

With window to side elevation.

FAMILY ROOM 18'6 x 11'10 (5.64m x 3.61m)

With built-in quality shelving and cupboards housing recess for TV, this room, which is presently used as a playroom, has windows to side and front elevations.

KITCHEN/DINING ROOM 18'5 x 16'1 (5.61m x 4.90m)

A large family kitchen with a range of ample wall and base units with LED lighting, built-in appliances, dining area, windows to side and rear elevations and French doors with glazing either side opening onto the rear garden.

LANDING

With built-in airing cupboard, access to loft, radiators and window to front elevation.

BEDROOM ONE 15'3 x 11'10 (4.65m x 3.61m)

With built-in double wardrobes, radiator, window to rear elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM TWO 13'1 x 12' (3.99m x 3.66m)

With built-in storage cupboard, radiator, window to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM THREE 16'1 x 15'1 (4.90m x 4.60m)

With radiator and window to front elevation.

BEDROOM FOUR 15'3 x 10'7 (4.65m x 3.23m)

With radiator and window to side elevation.

BATHROOM

Comprising panelled bath, shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

UTILITY ROOM 10'6 x 6' (3.20m x 1.83m)

With a range of wall and base units, granite work surfaces, plumbing for washing machine, space for tumble dryer, built-in boiler cupboard and glazed door to side.

OUTSIDE

The property, which is set behind a stone wall, has a driveway which leads to a double garage with room above.

The rear garden, which is fully enclosed, has a large patio area and is mainly laid to lawn with mature borders and shrubs.

EPC RATING: TBC

COUNCIL TAX BAND: F (SKDC)

Awaiting Floorplan

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