



**54 CROWSON WAY, DEEPING ST JAMES
 PE6 8EY**

£290,000

FREEHOLD



**briggs
 residential**

17 Market Place
 Market Deeping
 PE6 8EA

**01778
 349300**

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Featuring superb ground floor accommodation including a 27' x 16' L-shaped kitchen/dining/family room, this impressive extended home also has a 22' lounge/dining room, utility room, ground floor shower room and fully enclosed garden. Within easy walking distance of local schools, this excellent family home is priced to sell, so don't miss out on this superb opportunity.

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor with built-in cupboard below.

LOUNGE/DINING ROOM 22' x 10' (6.71m x 3.05m)

A good size room with window to front elevation and French doors opening onto the rear garden.

KITCHEN/DINING/FAMILY ROOM 27' x 16'4 (8.23m x 4.98m)

A most impressive room with a kitchen with a range of ample wall and base units with glazed display cabinets, built-in double oven with electric hob and extractor hood above, integrated dishwasher, space for American style fridge/freezer, work surface, splashback, sink unit, window to rear elevation, dining area, family area and window to front elevation.

UTILITY ROOM 7'4 x 6'4 (2.24m x 1.93m)

With plumbing for washing machine, space for tumble dryer, sink unit, radiator, window to rear elevation and door to

SHOWER ROOM

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator and window to side elevation.

LANDING

BEDROOM ONE 11'5 x 9'2 (3.48m x 2.79m)

With fitted double wardrobe, radiator and window to front elevation.

BEDROOM TWO 10'8 x 8'5 (3.25m x 2.57m)

With fitted wardrobe, radiator and window to rear elevation.

BEDROOM THREE 7'10 x 7'1 (2.39m x 2.16m)

With fitted wardrobe, radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and window to front elevation.

OUTSIDE

The property has a large gravelled frontage which provides parking for several vehicles.

The rear garden, which is fully enclosed by a brick wall and fencing, has a large decked area which is a superb suntrap, whilst the gardens are mainly laid to lawn with timber shed.

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)



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