



25 Feneley Close, Deeping St James PE6 8HN

£230,000



*** EXTENDED *** This well-presented, extended three-bedroom semi-detached home is an ideal choice for first time buyers. Nestled in a popular cul-de-sac, the property enjoys a convenient location close to local schools and amenities. The accommodation briefly comprises an entrance porch, a bright and spacious lounge with bay window, a refitted kitchen, a dining room, and a conservatory, both offering French doors that open onto the rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the home benefits from ample off road parking via a driveway and an enclosed rear garden. EPC Energy Rating C / Council Tax Band B.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH

LOUNGE

13' 0" x 12' 8" (3.97m x 3.85m) (approx) Two radiators. Stairs to first floor accommodation, coving to ceiling. UPVC double glazed bay window to the front.

KITCHEN

12' 7" x 9' 5" (3.84m x 2.86m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap and tiled splash back. Under counter fridge and freezer. Space and plumbing for washing machine, coving to ceiling. UPVC double glazed window and door to conservatory.

DINING ROOM

17' 11" x 7' 3" (5.47m x 2.20m) (approx) Radiator, coving to ceiling. UPVC double glazed French doors to the rear, UPVC double glazed window to the porch.

CONSERVATORY

11' 10" x 8' 2" (3.60m x 2.50m) (approx) Brick and UPVC construction. UPVC double glazed French doors to the rear with windows either side. UPVC double glazed window to the side.

LANDING

Loft access.

BEDROOM ONE

21' 2" x 7' 3" (6.45m x 2.20m) (approx) UPVC double glazed dual aspect windows to the front and rear. Radiator, loft access.

BEDROOM TWO

12' 8" x 9' 7" (3.85m x 2.93m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

9' 7" x 6' 9" (2.91m x 2.06m) (approx) UPVC double glazed window to the rear. Two storage cupboards, radiator. Storage cupboard housing hot water tank.

BATHROOM

UPVC double glazed window to the rear. Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Fully tiled, radiator.

OUTSIDE

To the front, a driveway provides ample off road parking. The garden is laid to lawn with mature shrubs in the borders.

To the rear, the garden is laid to lawn and is enclosed by timber fencing. Decking area, mature beds with shrubs..

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | 86 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

