

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed



5 BRIDGE STREET, DEEPING ST JAMES  
PE6 8HA

£565,000

FREEHOLD



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**S**ituated in the heart of Deeping St James and with stunning south-facing views over the River Welland, this detached period cottage is offered for sale with NO CHAIN and benefits from having off-road parking to the side for up to four vehicles. Featuring a large 19' x 15' garden room, this home also has a 22' lounge with feature fireplace, good size dining room, kitchen and three large bedrooms to the first floor. Dating back to 1835, this impressive period home must be seen to appreciate its superb location and stunning views.

Entrance door opening to

#### HALLWAY

With tiled flooring, staircase leading to first floor with cupboard below, radiator and door to Garden Room.

#### LOUNGE 22' x 13'8 (6.71m x 4.17m)

A good size light and airy room featuring an inglenook-style fireplace housing a cast-iron woodburner, two windows to front elevation, exposed beams, radiators, door leading to Lobby and French doors opening to the Garden Room.

#### DINING ROOM 12'3 x 11'7 (3.73m x 3.53m)

With radiator and windows to front and rear elevations.

#### KITCHEN 13'8 x 13' (4.17m x 3.96m)

With a range of ample wall and base units with central island unit, cooking range, integrated dishwasher, American-style fridge/freezer, tiled flooring, windows to rear and side elevations and stable door opening to rear garden.

#### GARDEN ROOM 19'8 x 15' (5.99m x 4.57m)

A most impressive southerly-facing garden room with two lantern light windows, three radiators and French doors opening onto the rear southerly-facing patio.

#### LANDING

With exposed beams, radiator and window to front elevation.

#### BEDROOM ONE 13'5 x 12'6 (4.09m x 3.81m)

With built-in wardrobes with matching drawers, window to side elevation and dormer window to rear elevation.

#### BEDROOM TWO 13'4 x 13'1 (4.06m x 3.99m)

With radiator, window to front elevation and dormer window to rear elevation.

#### BEDROOM THREE 10' x 8'7 (3.05m x 2.62m)

With radiator and window to rear elevation.

#### BATHROOM

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

#### INNER HALLWAY

#### UTILITY ROOM 8'7 x 4'8 (2.62m x 1.42m)

With wall and base units, plumbing for washing machine and window to rear elevation.

#### SHOWER ROOM

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

#### OUTSIDE

The property has double-opening timber gates leading to a driveway which provides parking for up to four vehicles.

The rear southerly-facing garden is a stunning feature of this home and is mainly laid to shaped lawn with an abundance of mature trees and shrubs, with patio area, paving, timber summerhouse, timber shed and access to a jetty overlooking the River Welland.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



#### ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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