



64 EASTGATE, DEEPING ST JAMES  
PE6 8HJ

£295,000

FREEHOLD



briggs  
residential

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Market Deeping  
PE6 8EA

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349300

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**F**eaturing an impressive open-plan 23' x 23' kitchen/living room with bi-folding doors opening onto the southerly-facing rear garden, this detached stone cottage has been fully renovated to a very high standard throughout and is situated in one of the Deepings' most sought-after locations. With two double bedrooms to the first floor with the master having an en-suite and the guest bedroom having its own dressing room, this property also has a luxury bathroom, underfloor heating to the ground floor, ground floor cloakroom and off-road parking. Don't miss out on this unique opportunity.

Front entrance door opening to

#### HALLWAY

With stairs leading to first floor.

#### CLOAKROOM

Comprising low flush WC, wash-hand basin with cupboard below, spotlighting and window to front elevation.

#### KITCHEN/LIVING ROOM 23' x 23' (7.01m x 7.01m)

A most impressive room with a living area with bi-folding doors opening onto the rear garden, spotlighting, TV point and open access through to the kitchen area with a range of quality, contemporary wall and base units with built-in oven with hob and extractor above, integrated dishwasher, fridge and washing machine, sink unit, breakfast area, understairs storage cupboard, further spotlighting and window to rear elevation.

#### LANDING

##### BEDROOM ONE 14'10 x 9'7min (4.52m x 2.92m min)

With contemporary radiator, recess for wardrobe, bedside lighting, access to loft, window to front elevation and door to

##### EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, attractive wall tiling and heated towel rail.

##### BEDROOM TWO 12'7 x 9' (3.84m x 2.74m)

With radiator, window to front elevation, skylight window and door to

##### DRESSING ROOM 9' x 4'8 (2.74m x 1.42m)

With radiator.

#### BATHROOM

Comprising large walk-in shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail, attractive wall tiling and window to rear elevation.

#### OUTSIDE

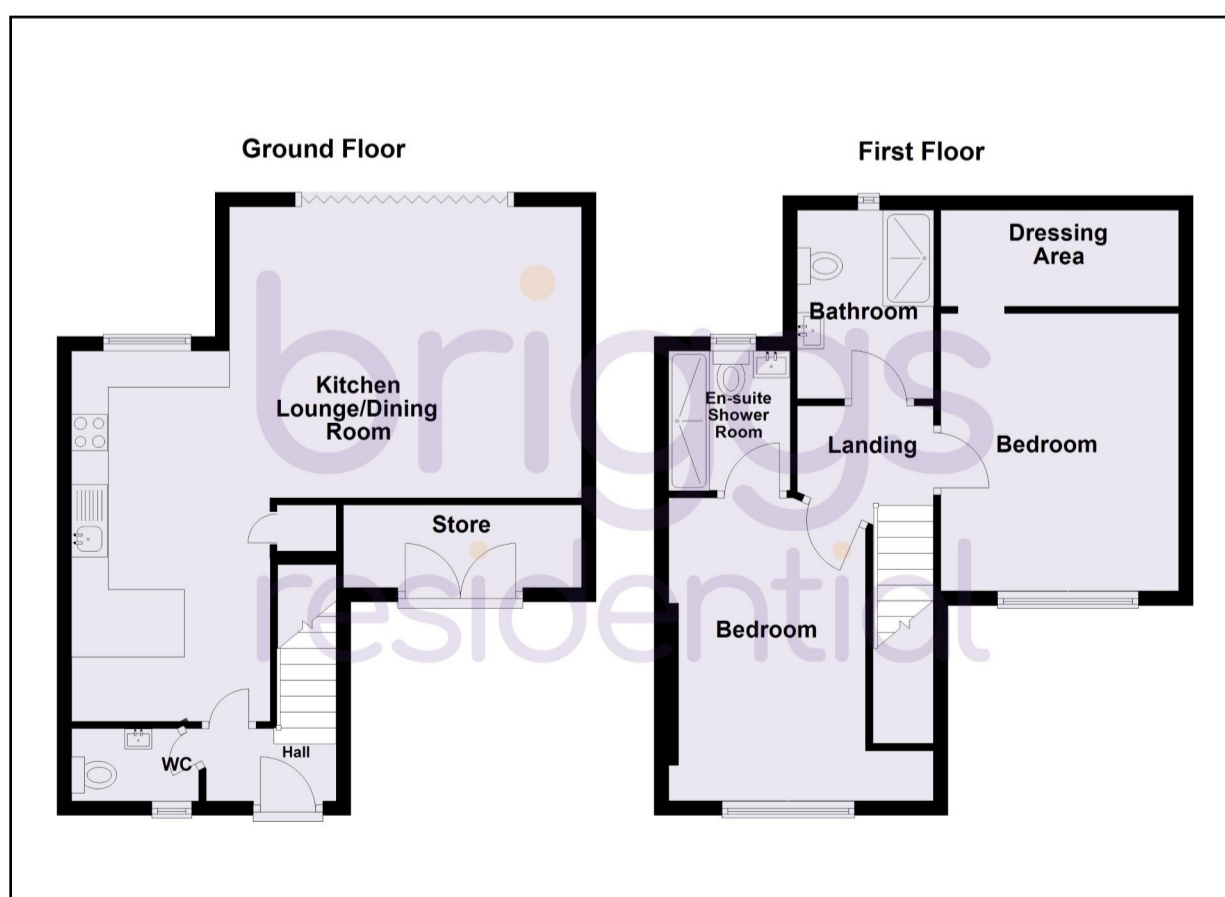
##### BOILER/STORE ROOM

With French doors opening to this very useful storage room, it also houses the central heating system.

The property has off-road parking to the front for at least two vehicles and has pedestrian access to the rear that leads to the fully enclosed garden.

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)



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