


**2 Campion Drive, Deeping St James PE6 8TB**
**£350,000**


**\*\*\* DETACHED FAMILY HOME \*\*\*** Occupying a delightful corner plot in a sought-after location, this impressive four bedroom home combines generous proportions with a versatile layout, ideal for modern family life. The ground floor offers a welcoming entrance hall leading to a bay fronted lounge, a formal dining room, a modern refitted kitchen, and a conservatory overlooking the garden. A convenient downstairs cloakroom completes the ground floor. Upstairs, a spacious landing provides access to four well proportioned bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom. Externally, the property boasts a generous frontage with ample off road parking, a double garage, and a beautifully maintained enclosed rear garden offering both lawned and seating areas, perfect for relaxation and outdoor dining. EPC Energy Rating C / Council Tax Band D.



**ENTRANCE HALL**

Stairs to first floor accommodation with cupboard under, coving to ceiling and radiator.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin with tiled splashback and low level WC. Radiator, coving to ceiling and UPVC window to the side.

**LOUNGE**

5.00m into bay x 3.48m (16' 5" x 11' 5") (Approx) UPVC bay window to front, coving to ceiling, dado rail, radiator and fireplace.

French doors to:

**DINING ROOM**

3.75m x 2.83m (12' 4" x 9' 3") (Approx) UPVC French doors to conservatory, coving to ceiling and radiator.

**KITCHEN**

4.18m x 2.48m (13' 9" x 8' 2") (Approx) Fitted with a range of eye level and base units with worktops over and subway style tiled splashback. Eye level double oven, hob with extractor over, and radiator. Stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for washing machine, dishwasher and fridge/freezer. UPVC windows to rear and side, and door to side.

**CONSERVATORY**

3.20m x 2.97m (10' 6" x 9' 9") (Approx) Brick and UPVC construction, with French doors to garden.

**LANDING**

Loft access, airing cupboard, coving to ceiling and UPVC window to side.

**PRINCIPAL BEDROOM**

4.04m x 2.75m (13' 3" x 9' 0") (Approx) UPVC window to front, coving to ceiling, radiator and built-in wardrobe.

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. Coving to ceiling, partly tiled, radiator, extractor and UPVC window to side.

**BEDROOM TWO**

3.09m x 2.75m (10' 2" x 9' 0") (Approx) Built-in double fronted wardrobe, radiator, coving to ceiling and UPVC window to rear.

**BEDROOM THREE**

3.14m x 2.64m (10' 4" x 8' 8") (Approx) Radiator, coving to ceiling and UPVC window to front.

**BEDROOM FOUR**

2.61m x 1.99m (8' 7" x 6' 6") (Approx) Radiator, coving to ceiling and UPVC window to rear.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and low level WC. Partly tiled, coving to ceiling, extractor and UPVC window to side.

**OUTSIDE**

To the front, the property enjoys a generous frontage with a block-paved driveway providing ample off-road parking in front of the double garage. The lawn is complemented by gravel borders, mature trees, and a variety of established plants and shrubs.

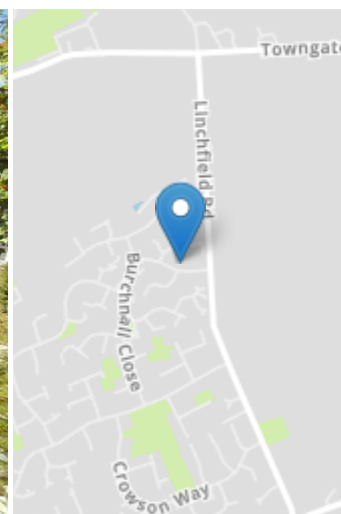
To the rear, the enclosed garden is predominantly laid to lawn and bordered by mature planting and shrubbery, offering both privacy and greenery. A paved patio provides an ideal space for outdoor seating and entertaining, with gated access leading to the front of the property.

**DOUBLE GARAGE**

Two up and over doors, light and power connected.

**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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	71	82