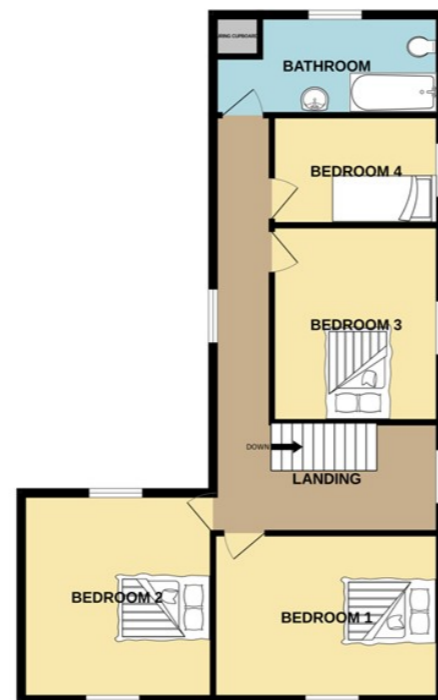
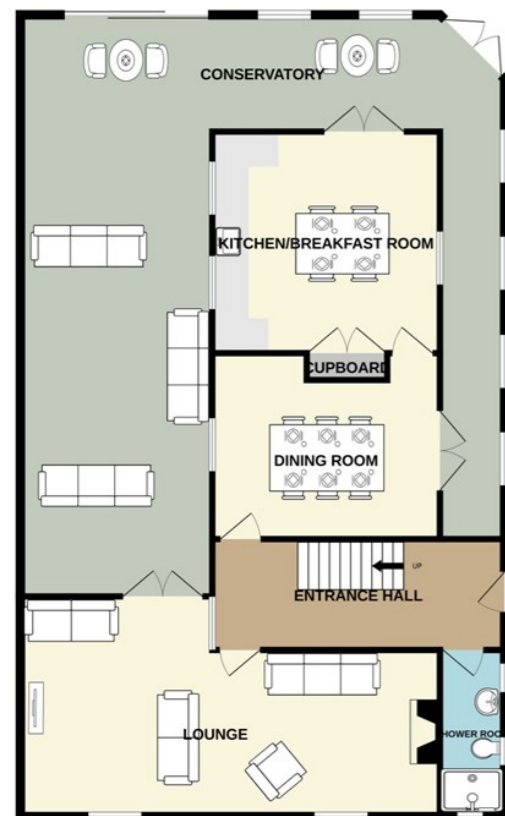




**90 Eastgate, DEEPING ST JAMES PE6 8HJ**

**£500,000**



\*\*\* LARGE SOUTH WESTERLY FACING REAR GARDEN LEADING TO THE RIVER WELLAND \*\*\* "This extensive, established four bedroom semi detached home has parking for several vehicles plus a detached garage. The bonus to this home is the large rear garden leading down to the river which benefits from mooring and fishing rights. Internally the star of the home is the 36'11" conservatory leading to the garden, with two further reception rooms to the ground floor. To the first floor are the four bedrooms and family bathroom. The home offers further potential internally and can be a fantastic family home. EPC - E / Council Tax Band - D."

**ENTRANCE HALL**

Door to front, with a tiled floor, stairs to the first floor accommodation and a phone point. Doors to:

**LOUNGE**

26' 1" x 12' 11" (7.95m x 3.94m) (APPROX). UPVC French doors to side and two windows to the front. Feature fireplace, wall lights and a radiator.

**DINING ROOM**

13' 11" x 11' 7" (4.24m x 3.53m) (APPROX). UPVC window to rear and door to front. Exposed wooden flooring, wall lights and a radiator.

**KITCHEN/BREAKFAST ROOM**

14' 1" x 13' 9" (4.29m x 4.19m) (APPROX). Two UPVC windows to one side, and a further window to the other side plus French doors to rear. The kitchen is fitted with a range of base units with worktops over and an inset Belfast style sink, space and plumbing for washing machine, tumble dryer, range cooker and a fridge/freezer. Storage cupboard.

**CONSERVATORY**

36' 11" x 11' 11" (11.25m x 3.63m) plus 19' 6" x 7' 2" (5.94m x 2.18m) (APPROX). This 'L' Shaped room makes the most of the views into the garden with UPVC French door and windows to the rear with a further window to the side and passage to the front. Tiled floor, exposed stone wall, ceiling fans, electric heater and wall lights.

**SHOWER ROOM**

10' 3" x 3' 8" (3.12m x 1.12m) (APPROX). Two windows to side and one to the front, with half tiled walls. Fitted with a tiled shower cubicle, close coupled WC and a pedestal wash hand basin.

**LANDING**

UPVC windows to front and rear, radiator.

**BEDROOM ONE**

13' 10" x 11' 0" (4.22m x 3.35m) (APPROX). UPVC window to side and radiator.

**BEDROOM TWO**

12' 10" x 12' 10" (3.91m x 3.91m) (APPROX). UPVC windows to front and rear and radiator.

**BEDROOM THREE**

12' 3" x 10' 6" (3.73m x 3.20m) (APPROX). UPVC window to side and radiator.

**BEDROOM FOUR**

10' 3" x 6' 11" (3.12m x 2.11m) (APPROX). UPVC window to side.

**BATHROOM**

14' 1" x 5' 11" (4.29m x 1.80m) (APPROX). Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low level WC. Radiator and extractor fan. Airing cupboard housing the ventral heating boiler.

**OUTSIDE**

To the front there is a dwarf wall to the front with gravel and lawn areas behind. The driveway leads along the side of the property and is gated to the rear halfway along and provides off road parking for several vehicles.

The south westerly facing rear garden measures approximately 190' in length and leads to the River Welland where there is fishing and mooring rights. Leading from the conservatory is an extensive patio area or potentially further parking. This in turn leads to the first lawned area of garden which is edged with fencing and shrub borders. As you go up and over the flood bank a second area of lawned garden leading to the river. Perfect to relax on a summers evening.

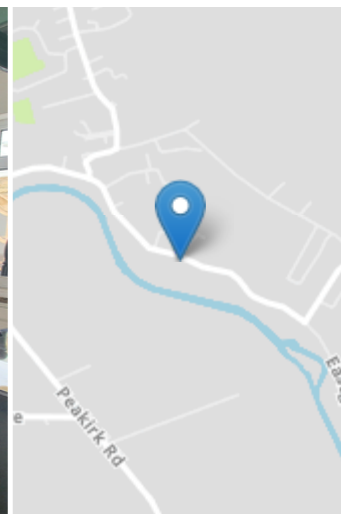
**GARAGE**

Fitted with an up and over door to the front and a window to the side. Power and light connected.

To the rear of the garage is a separate workshop with door and window to the garden.

**AGENTS 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		
(92-100) <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>		
		78
	54	