

**OPENING HOURS**  
**Monday to Friday.** 9.00am until 6.00pm  
**Saturday.** 9.00am until 4.00pm  
**Sunday.** Closed



**155 EASTGATE, DEEPING ST JAMES**  
**PE6 8RB**  
**OFFERS OVER £700,000**

**FREEHOLD**



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 residential

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Featuring a stunning open-plan kitchen/dining/family room with bi-folding doors leading onto the rear garden, this greatly extended and improved family home, situated in one of Deeping's most sought-after locations, has been modernised to an exceptionally high standard throughout and features FIVE bedrooms. Entered via an impressive entrance hall, this home has two further reception rooms and benefits from having underfloor heating to the ground floor. The property is approached via a horseshoe driveway which provides parking for many vehicles and leads to an oversized garage. With a good size garden to the rear, this impressive home must be seen to appreciate the superb accommodation available.

Entrance door opening to

**RECEPTION HALLWAY** 21' x 14' (6.40m x 4.27m)  
An impressive entrance to this home with an oak and glazed staircase leading to the first floor and open access through to the Kitchen/Dining/Family room.

**LOUNGE** 20'7 x 11' (6.27m x 3.35m)  
With window to front elevation, wall-mounted TV point and open access through to Family area.

**STUDY** 11'9 x 7'9 (3.58m x 2.36m)  
With window to front elevation.

**CLOAKROOM**  
Comprising low flush WC, wash-hand basin and window to side elevation.

**KITCHEN/DINING/FAMILY ROOM** 35'5 x 13'10 (10.79m x 4.22m)  
A quite stunning room with a contemporary kitchen with wall and base units, walk-in pantry, built-in appliances, work surface with inset sink unit, window to rear elevation, dining area and family area with bi-folding doors opening onto the rear garden.

**UTILITY ROOM**  
With base units, plumbing for washing machine and door to side.

**LANDING**  
With radiator, access to loft, built-in airing cupboard and window to front elevation.

**BEDROOM ONE** 13'2 x 12'10 (4.01m x 3.91m)  
With radiator, window to front elevation and doors to Dressing Room and En-Suite.

**DRESSING ROOM** 7'5 x 7' (2.26m x 2.13m)

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

**BEDROOM TWO** 14' x 12'6 (4.27m x 3.81m)  
With radiator, window to front elevation and door to

**EN-SUITE**  
Comprising double shower cubicle, wash-hand basin, low flush WC and heated towel rail.

**BEDROOM THREE** 12' x 9'5 ( 3.66m x 2.87m)  
With radiator and window to front elevation.

**BEDROOM FOUR** 10'10 x 9' (3.30m x 2.74m)  
With radiator and window to rear elevation.

**BEDROOM FIVE** 13'1 x 8'8 (3.99m x 2.64m)  
With radiator and window to rear elevation.

**BATHROOM**  
Comprising free-standing bath, double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall and floor tiling, heated towel rail and window to side elevation.

**OUTSIDE**  
The property has a horseshoe driveway which provides parking for many vehicles and leads to an oversized garage.

The rear garden, which is of exceptionally good size, has a large patio area and is mainly laid to lawn with mature shrubs and trees.

EPC RATING: C COUNCIL TAX BAND: D (SKDC)



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