



22 The Parslins, DEEPING ST JAMES PE6 8NR

£245,000



*** SOUTH FACING GARDEN *** Three bedroom semi-detached house in a sought after area in Deeping St James. This home is being offered with no onward chain. The accommodation briefly comprises a spacious lounge/diner with patio doors onto the generous rear garden and a kitchen. Upstairs, there are three good size bedrooms and a large family bathroom. The rear garden is mainly laid to lawn, with a patio seating area and raised, walled flower beds. To the front, there is ample off road parking provided in front of the oversized garage. EPC Energy Rating C. Council Tax Band B .

DOOR TO:
ENTRANCE HALL

Stairs to first floor accommodation.

LOUNGE / DINING ROOM

25' 07" x 11' 07" max (7.80m x 3.53m max) (approx) Two radiators, coving to ceiling, serving hatch. UPVC double glazed door to the rear, UPVC double glazed bay window to the front.

KITCHEN

9' 11" x 8' 0" (3.02m x 2.44m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer. Eye level electric oven, hob with extractor over. Space for fridge and freezer. Plumbing for washing machine. UPVC double glazed window to the front, door to the side.

LANDING

UPVC double glazed window to the side. Loft access, coving to ceiling.

BEDROOM ONE

19' 06" x 14' 09" into bay (5.94m x 4.50m into bay) (approx) UPVC double glazed bay window to the front. Airing cupboard, radiator, coving to ceiling.

BEDROOM TWO

11' 0" max x 9' 11" (3.35m max x 3.02m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM THREE

8' 2" x 7' 10" (2.49m x 2.39m) (approx) UPVC double glazed window to the front. Radiator, coving to ceiling.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, part tiled. UPVC double glazed window to the rear.

OUTSIDE

To the front a driveway leads to a single garage. Gravel area. Path to front door.

To the rear the garden is laid to lawn and enclosed by timber fencing, gated to the front. Patio area. Walled areas with mature shrubs.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

