



44 Towing Close, Deeping St James PE6 8HR

£325,000



*** CORNER PLOT IN CUL-DE-SAC LOCATION *** This four bedroom detached property is being sold with no onward chain. This spacious home comprises a large downstairs living area, with lounge, dining room, conservatory, kitchen, utility room and cloakroom to the ground floor. Upstairs, there are four bedrooms and family bathroom, off the galleried landing. There is a garage and block paved driveway providing ample off road parking, with access to the garden both with a side gate, and a double gated access on the other side of the property. EPC Energy rating currently unavailable - Council Tax Band D.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under. Dado rail, coving to ceiling, double radiator.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splashback and WC. Coving to ceiling. UPVC double glazed window to the front.

LOUNGE

16' 1" x 11' 9" (4.90m x 3.58m) (approx) Open fire with surround and hearth, coving to ceiling, two double radiators, dado rail, electric blinds. Double doors leading to the dining room. UPVC double glazed bay window to the front.

DINING ROOM

11' 9" x 9' 6" (3.58m x 2.90m) (approx) Dado rail, coving to ceiling, double radiator. UPVC double glazed window to the rear. Opening to:

CONSERVATORY

Brick and UPVC construction. Double radiator. UPVC double glazed French doors leading into the garden.

KITCHEN

14' 4" max x 10' 0" (4.37m max x 3.05m) (approx) Fitted with a range of eye level and base units. Stainless steel sink and drainer with mixer tap over. Oven, gas hob. Space and plumbing for dishwasher. Space for fridge / freezer. Modern vertical radiator, inset spotlights and partly tiled.

UTILITY ROOM

Fitted with eye level and base units with worktop over. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap over. Modern vertical radiator and partly tiled. UPVC double glazed window and door to the rear.

LANDING

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

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.20m) (approx) UPVC double glazed window to the rear. Two built in wardrobes, radiator, coving to ceiling.

BEDROOM TWO

12' 2" x 10' 7" (3.71m x 3.23m) (approx) UPVC double glazed window to the front. Coving to ceiling, built in wardrobe, radiator.

BEDROOM THREE

9' 8" x 7' 0" (2.95m x 2.13m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM FOUR

7' 7" x 7' 7" (2.31m x 2.31m) (approx) UPVC double glazed window to the front. Radiator, storage cupboard.

BATHROOM

Fitted with a four piece suite comprising bath with telephone tap, shower cubicle, wash hand basin with vanity unit and WC. Heated towel rail, part tiled, spotlights. UPVC double glazed window to the side.

OUTSIDE

To the front, a block paved driveway provides ample off road parking, with double timber gates leading into the rear garden.

To the rear, the wrap around garden is mainly laid to lawn and is enclosed by timber fencing, gated to the front.

A path around the rear of the property leads to a patio area. Shed.

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.

