

12 FAIRFAX WAY, DEEPING GATE
PE9 9AB OFFERS OVER £495,000

FREEHOLD



Briggs Residential
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Market Deeping
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Situated in an unrivalled location overlooking the river Welland in this small sought after lane, this greatly improved contemporary family home has four bedrooms and lovely private gardens. The impressive entrance hall leads to three reception rooms whilst to the first floor there are four bedrooms with the master having a luxury en suite. The large driveway provides ample parking and has an EV charging point. Located within the catchment for Arthur Mellows Village College, viewing is highly advised.

Contemporary front entrance door with glazing either side opening to

ENTRANCE HALL 15'3 x 14'3 (4.65m x 4.34m)
A large L-shaped hall with stairs to first floor and built in cupboard beneath.

SHOWER ROOM
Comprising double shower cubicle, vanity wash hand basin, low flush WC, heated towel rail, tiled walls and window to front aspect.

LOUNGE 16' x 10'10 (4.88m x 3.30m)
With radiator, TV point and window with fitted shutters to side aspect. Access to

DINING ROOM 13' x 8' (3.96m x 2.44m)
With radiator and French doors opening onto the rear patio.

STUDY 15'8 x 8' (4.78m x 2.44m)
With radiator, windows to front and side aspects with fitted shutters enjoying superb views.

KITCHEN 12'10 x 8'10 (3.91m x 2.69m)
Comprising wall and base units, space for cooking range, extractor hood, integrated dishwasher, plumbing for washing machine, work surface, wall tiling, breakfast area, sink unit, window to rear aspect and open access to

UTILITY ROOM 10'8 x 8' (3.25m x 2.44m)
With central heating boiler, space for American style fridge freezer, window to side aspect and door to rear garden.

LANDING
With airing cupboard and window to side aspect.

MASTER BEDROOM 14' x 10'10 (4.27m x 3.30m)
With radiator, window to front aspect with fitted shutters enjoying views over the River Welland.

LUXURY EN SUITE 9'10 x 8' (3.00m x 2.44m)
Comprising double shower cubicle, low flush WC, vanity wash hand basin, heated towel rail, tiled floor and dormer window with fitted shutters to front aspect.

BEDROOM TWO 14' x 10'8 (4.27m x 3.25m)
With fitted wardrobes, radiator and large picture window to side aspect with fitted shutters.

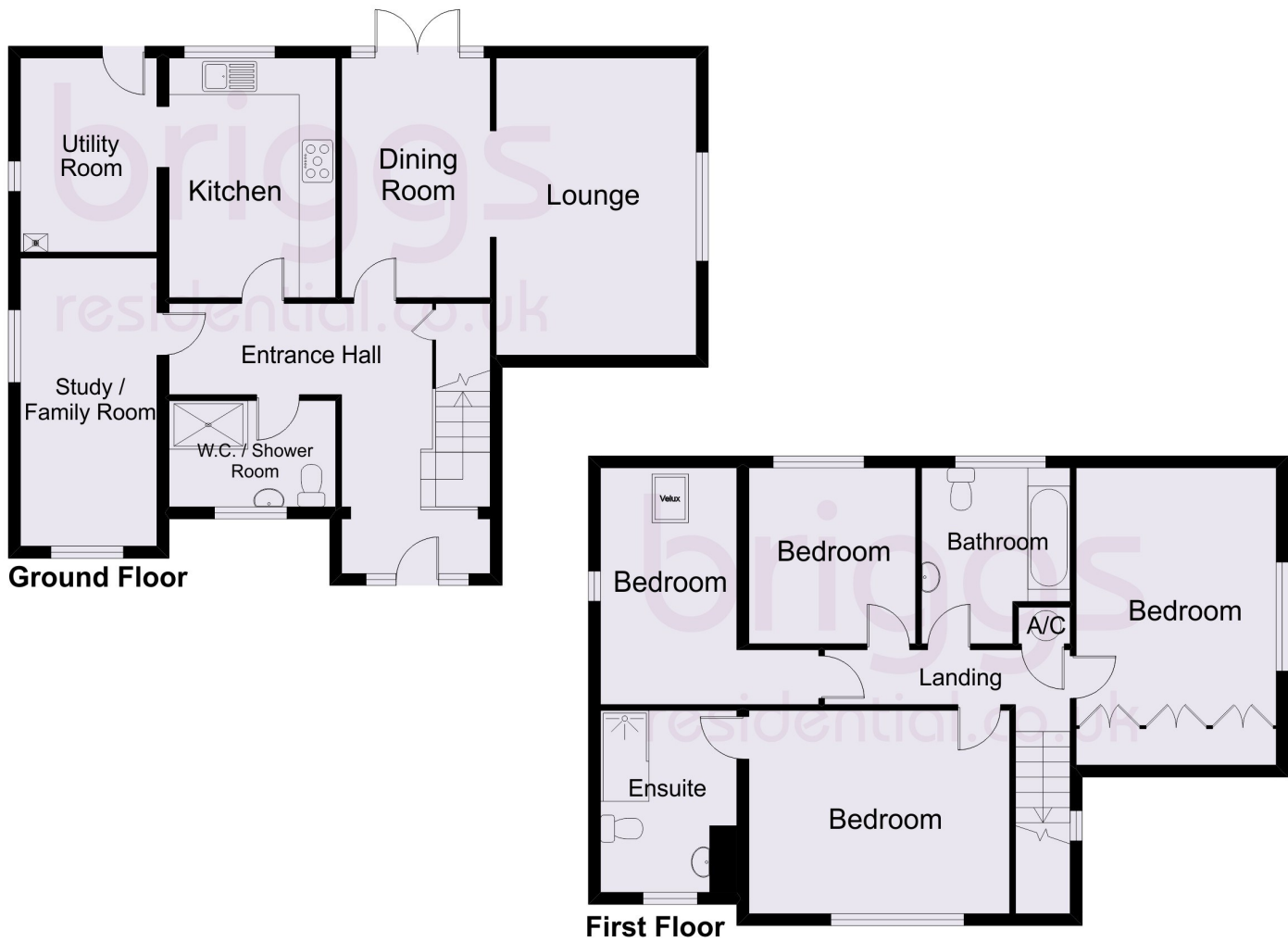
BEDROOM THREE 12'1 max x 12'10 (3.68m x 3.91m)
With radiator, window to side aspect with fitted shutters and skylight window to rear aspect.

BEDROOM FOUR 9'6 x 9' (2.90m x 2.74m)
With radiator and window to rear aspect with fitted shutters.

BATHROOM 9'4 x 8'1 (2.84m x 2.47m)
Comprising bath with tiled surround and mixer taps, wash hand basin, low flush WC, heated towel rail and window to rear aspect.

OUTSIDE
The large gravelled driveway provides parking for many vehicles and there is an EV charging point to the side. There are gardens either side of the property which are mainly laid to lawn with mature tree. The private rear garden is mainly laid to lawn with large patio area and views over mature trees.

EPC RATING: C COUNCIL TAX BAND: D (PETERBOROUGH CC)



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