



145 EASTGATE, DEEPING ST JAMES
PE6 8RB £795,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

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349300

Built to an exceptionally high specification and situated in one of the Deepings' most sought after locations, this impressive double fronted FIVE BEDROOM detached family home has a double garage to the rear with studio above offering further versatile accommodation. Offered for sale in immaculate decorative order throughout, this individual home is entered via a large entrance hall and has a living room with contemporary inglenook fireplace housing wood burner and there are two further reception rooms as well as a large kitchen dining family room with doors opening onto the garden. To the first floor the large landing has a seating area and there are five double bedrooms two of which have en suites and a family bathroom. With ample parking to the front and further parking to the rear leading to the garage, this home is offered for sale with no chain and viewing is highly advised to appreciate the size and quality of this residence.

Front entrance door opening to

RECEPTION HALL

An impressive entrance with marble flooring with under floor heating, spot-lighting, stairs to first floor and built in cloaks cupboard.

CLOAKROOM

Comprising low flush wc, wash hand basin and marble flooring with under floor heating.

LIVING ROOM 21'5 x 14'1 (6.53m x 4.29m)

With contemporary inglenook style fireplace housing woodburner, granite hearth, exposed flooring, under floor heating, spot lighting, TV point, window to front aspect and double opening French doors opening onto the rear patio.

DINING ROOM 15'5 x 10'5 (4.70m x 3.18m)

With marble flooring, under floor heating, TV point, window to rear aspect and further window to side aspect.

STUDY 15'5 x 9'8 (4.70m x 2.95m)

With marble flooring, under floor heating, TV point and window to front aspect.

MASTER BEDROOM 15'4 x 14'9 (4.67m x 4.50m)

With dormer window to side aspect, skylight window, radiator, TV point and door to

LUXURY EN SUITE

Comprising double shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, tiled flooring and window to side aspect.

BEDROOM TWO 15'6 x 12' (4.72m x 3.65m)

With radiator, window to front aspect and door to

EN SUITE

Comprising double shower cubicle, low flush wc, vanity wash hand basin, heated towel rail and skylight window to rear aspect.

BEDROOM THREE 14' x 10'3 (4.27m x 3.12m)

With radiator and window to rear aspect.

BEDROOM FOUR 14' x 10'3 (4.27m x 3.12m)

With radiator and window to front aspect.

BEDROOM FIVE 10' x 8'2 (3.04m x 2.49m)

With radiator and skylight window to side aspect.

KITCHEN DINING ROOM 21' x 14'8 (6.40m x 4.47m)

A spacious room with quality wall and base units, built in appliances, granite work surface, built in LED lighting, sink unit, marble flooring with under floor heating, dining area, living area with TV point, windows to side and rear aspects and French doors with windows either side opening onto the rear patio.

UTILITY ROOM 10'2 x 8'3 (3.10m x 2.51m)

With wall and base units, granite work surface, sink unit, plumbing for washing machine, space for tumble dryer, cupboard housing central heating boiler, marble flooring with under floor heating, window to side aspect and side external door.

LANDING

With window to front aspect, seating area, airing cupboard, radiator, Velux window and further window to side aspect.

BATHROOM

With roll top free standing bath, vanity wash hand basin, low flush wc, heated towel rail, wall tiling and skylight window.

OUTSIDE

The property is set behind a feature curved stone wall allowing parking for many vehicles to the front. To the rear, there is further parking plus a detached double garage with electric up and over door, power, lighting and staircase to

STUDIO 19'5 x 11'5 (5.92m x 3.48m)

With two skylight windows, this room would be ideal as an office, hobbies room or studio.

The rear garden provides a high degree of privacy and is mainly laid to lawn with large patio area, paving and further side garden.



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