



BRIDGE END, 19 THE LAN E  
WEST DEEPING PE6 9HS

£875,000

FREEHOLD



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**B**uilt to a high specification and set within a small, exclusive, private cul-de-sac backing onto open fields, this surprisingly spacious FIVE BEDROOM, detached family home has been greatly improved by the present Vendors and is offered for sale in good decorative order throughout. Featuring a 37' kitchen/dining/sitting room, this impressive home also features a 21' lounge with inglenook fireplace, large family room/study, further playroom/snug off the kitchen and a large conservatory. Offering versatile accommodation, this home has two staircases, one leading from the utility room to a 20' bedroom over the garage, whilst the main house has four double bedrooms, with the master having a dressing room and luxury en-suite. The gardens to this property provide a high degree of privacy with a large shaped patio ideal for entertaining and are mainly laid to lawn and enclosed by mature shrubs. Viewing of this impressive village home is highly advised.

Stone entrance porch opening to

**HALLWAY**

An impressive double height entrance to this home with galleried landing above, staircase leading to first floor and built-in cloaks cupboard.

**LOUNGE** 21'6 x 13'7 (6.55m x 4.14m)

Featuring a brick inglenook fireplace housing a cast-iron woodburner and heavy beam above, this room has wall lighting, TV point, window to front elevation and French doors opening onto the rear patio.

**FAMILY ROOM/STUDY** 15'10 x 11'10 (4.83m x 3.61m)

Presently used as a study, with radiator and window to front elevation.

**KITCHEN/DINING/SITTING ROOM** 37'9 x 16'9 (11.50m x 5.11m)

Originally two rooms, this most impressive light and airy room is the hub of the house and features a recently upgraded fitted, quality kitchen with a range of contemporary wall and base units, central island unit, Quartz worktops with Belfast sink units, a range of built-in appliances and window to rear elevation. The dining area has French doors opening onto the Conservatory, whilst the living area has a media wall and further window to rear elevation. This quite stunning room has ceramic tiled flooring with underfloor heating, spotlighting, concealed lighting and door to Playroom/Snug and door to Utility Room.

**PLAYROOM/SNUG** 13'6 x 9'4 (4.11m x 2.84m)

With a high vaulted ceiling, skylight windows to side elevation and French doors opening onto the rear patio.

**LANDING**

A good size landing with built-in airing cupboard, window to front elevation and access to loft.

**MASTER BEDROOM** 17' x 16'5 (5.18m x 5.00m)

A large master bedroom with windows to rear elevation enjoying views over the gardens and open countryside with access to En-Suite and

**DRESSING ROOM** 8' x 5' (2.44m x 1.52m)

With built-in wall length wardrobes, further wardrobe and skylight window to front elevation.

**LUXURY EN-SUITE** 11' x 7'9 (3.35m x 2.36m)

A four piece suite comprising panelled bath with Victorian style mixer tap and shower attachment above, walk-in double shower cubicle, wash-hand basin with cupboard below, WC, built-in furniture, fully tiled walls and skylight window to rear elevation.

**BEDROOM TWO** 20' x 13'4 (6.10m x 4.06m)

With built-in wardrobe, radiator, dormer windows to front and rear elevations and door to

**EN-SUITE**

Comprising shower cubicle, wash-hand basin, low flush WC and wall tiling.

**BEDROOM THREE** 12'10 x 9'10 (3.91m x 3.00m)

With built-in wardrobe, radiator and window to front elevation.

**CONSERVATORY** 14'2 x 13'9 (4.32m x 4.19m)

A quality conservatory with glass roof, this large room has tiled flooring with underfloor heating and French doors opening onto the rear gardens.

**UTILITY ROOM** 12'2 x 11' (3.71m x 3.35m)

With a range of wall and base units, built-in store cupboard, sink unit, ceramic tiled flooring, internal door to garage, door to side elevation and staircase leading to fifth bedroom.

*This area could be ideal for an annexe, with the utility area being a kitchen, shower room and stairs leading to first floor living/bedroom area.*

**SHOWER ROOM**

Comprising shower cubicle, wash-hand basin, WC, heated towel rail with radiator, tiled flooring and window to front elevation.

**BEDROOM FOUR** 12'9 x 10' (3.89m x 3.05m)

With built-in wardrobe, radiator and window to rear elevation overlooking the gardens and open countryside.

**BATHROOM** 11' x 8'9 (3.35m x 2.67m)

Comprising large walk-in shower, contemporary wash-hand basin with cupboards below, WC, fully tiled walls and flooring, heated towel rail and skylight window to rear elevation.

**BEDROOM FIVE** 22' x 15'1 (6.71m x 4.60m)

Approached via the Utility Room, this versatile room has radiator, two dormer windows to front elevation and further window to side elevation.

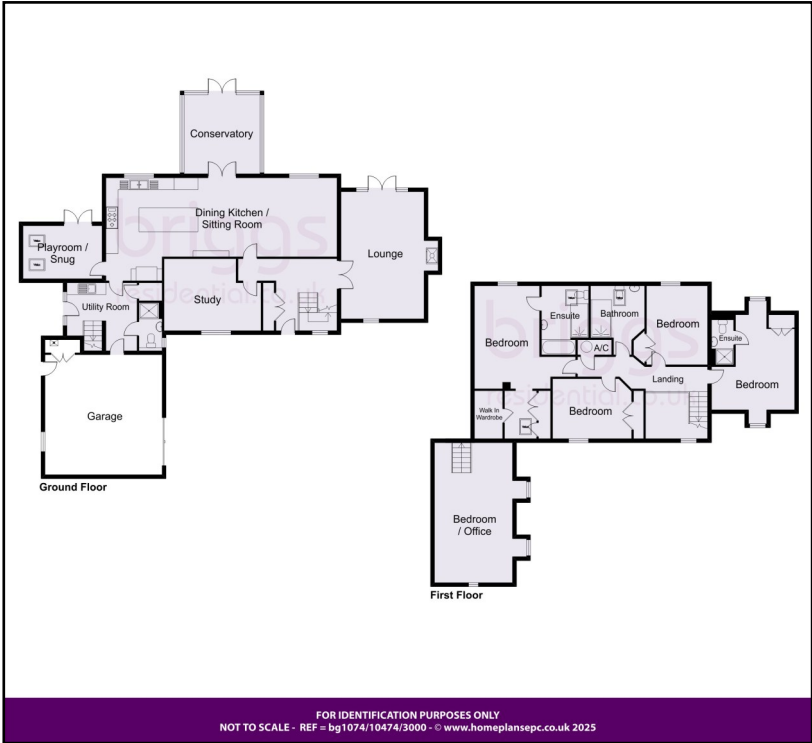
**OUTSIDE**

Providing ample parking, the tarmac and block-paved driveway leads to an oversized double garage with two electric up-an-over doors. The garage is fully plastered, has power and lighting, window to rear elevation, built-in store cupboard and door to side patio.

Ideal for entertaining, the private, fully enclosed garden has a large patio area to the rear and side which leads to a decked area with covered bar and BBQ. The mature lawned gardens are perfect for the family and secure for children.

EPC: C

COUNCIL TAX BAND: G (SKDC)



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