

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**14 KING STREET, WEST DEEPING
PE6 9HP**

£435,000

FREEHOLD



**briggs
residential**

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Greatly improved and extended and featuring a 32'5 x 24'5' kitchen/living room, this impressive village home has a superb location within a small private cul-de-sac and is a perfect family home. With a large westerly-facing private garden to the rear, this individual home also features a cinema room, lounge and study whilst to the first floor there is a 16'5 x 15'1 principal bedroom with en-suite, three further double bedrooms and a study area. Economical to run with solar panels, this surprisingly spacious residence also has ample parking for several vehicles with an EV charging point and is situated in one of the areas' most sought-after villages within easy access of Market Deeping and Stamford. Call our Team today for more information on this home.

Front entrance door opening to

HALLWAY

With radiator and attractive staircase leading to first floor with storage area below.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 14'11 x 11'9 (4.56m x 3.60m)

This light and airy room features a large cast-iron woodburner, radiator and windows to front and rear elevations.

STUDY 11'2 x 7'1 (3.40m x 2.17m)

With radiator, tiled flooring, window to front elevation and large walk-in cupboard with central heating combi-boiler, water softener and controls for underfloor heating.

CINEMA ROOM 13'2 x 10'4 (4.01m x 3.17m)

With radiator and window to front elevation. Equipment/seating and acoustic panels available by separate negotiation.

LANDING

With built-in storage cupboard and window to front elevation.

STUDY AREA 9'9 x 7'1 (2.98m x 2.17m)

Ideal for working from home or as a homework area for students, with radiator, window to rear elevation and access to the Principal Bedroom and Bedroom Two, which is presently used as a dressing room.

PRINCIPAL BEDROOM 16'5 x 15'1 (5.00m x 4.59m)

An impressive bedroom with radiator, windows to rear and side elevations and door to

EN-SUITE

A luxury en-suite comprising two wash-hand basins, low flush WC, shower cubicle, fully tiled walls, heated towel rail and window to side elevation.

BEDROOM TWO 13'10 x 10'5 (4.23m x 3.17m)

Presently used as a dressing room with radiator, built-in wall length wardrobes and two windows to front elevation.

BEDROOM THREE 15' x 11'10 (4.56m x 3.60m)

With radiator, built-in storage cupboard and windows to front and rear elevations.

KITCHEN/LIVING ROOM 32'5' x 24'5 (9.87m x 7.43m)

This quite stunning, spacious room is entered via double-opening glazed doors from the Hallway and has access onto the rear garden. The kitchen area has a range of contemporary base units, central island unit with breakfast bar and electric hob with integrated extractor fan, a range of built-in quality appliances, contemporary work surface, three skylight windows and further window to rear elevation. The living area has spotlighting, whilst the dining area has French doors leading onto the rear garden and access to

PANTRY 9'9 x 4'8 (2.98m x 1.41m)

With integrated fridge and shelving.

UTILITY ROOM 9'9 x 8'2 (2.98m x 2.50m)

With plumbing for washing machine, sink unit, base units and door to side.

BEDROOM FOUR 10'11 x 11'2 (3.34m x 3.40m)

With radiator, built-in storage cupboard with solar panels inverter and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

OUTSIDE

The property is approached via a large gravel driveway which provides parking for several vehicles and has an EV charging point.

The westerly-facing rear garden is fully enclosed and mainly laid to lawn with mature shrubs, patio area, paving and store room.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)



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