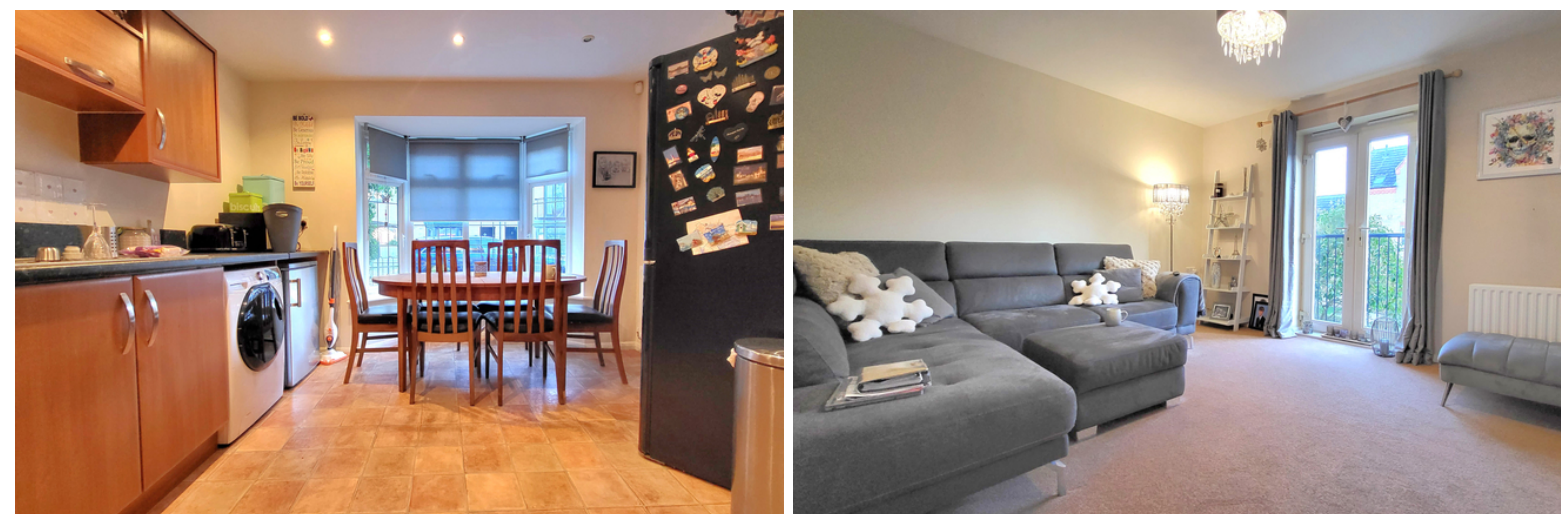


19 Fen Field Mews, DEEPING ST JAMES PE6 8EG

£260,000



*** NO ONWARD CHAIN *** Set on a small residential cul-de-sac on the edge of Deeping St James, this four bedroom modern terraced house is perfect for the growing family. Featuring a kitchen/diner and family room to the ground floor, with a further living room to the first floor. The principle bedroom features a dressing area and an ensuite. The second floor houses the family bathroom and an additional three bedrooms. Externally, there are gardens front and rear plus a garage and parking to the rear. EPC Energy Rating - C / Council Tax Band D.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under. Radiator.

CLOAKROOM

Fitted with two piece suite comprising of wall mounted wash hand basin and dual flush close coupled WC. Radiator and recessed ceiling spotlighting.

KITCHEN / DINER

13' 9" x 11' 1" (4.19m x 3.38m) (approx). Fitted with range of wall and base units with worktop over, inset one and a quarter stainless steel sink and drainer and tiled splash backs. Four ring gas hob with stainless steel splash back and extractor fan over. Integrated oven. Space and plumbing for washing machine and dishwasher. Radiator, recessed ceiling spotlighting and tiled flooring. UPVC bay window to front.

LIVING ROOM

16' 1" x 9' 9" (4.90m x 2.97m) (approx) Radiator. UPVC double glazed French doors to the rear, UPVC double glazed window to the rear.

FIRST FLOOR

Radiator. Stairs to second floor accommodation.

LOUNGE

16' 1" x 12' 4" max 7.1 min (4.90m x 3.76m max 2.16m min) (approx) Radiator. UPVC double glazed window to the front. UPVC double glazed French doors to Juliette balcony.

BEDROOM ONE

10' 9" x 9' 5" (3.28m x 2.87m) (approx) UPVC double glazed window to the rear. Radiator.

DRESSING AREA

6' 6" x 6' 3" (1.98m x 1.91m) (approx) UPVC double glazed window to the rear. Double walk in wardrobe.

EN SUITE

Fitted with three piece suite comprising of double shower cubicle, pedestal wash hand basin and dual flush close coupled WC. Part tiled walls, radiator, electric shaver point and extractor fan.

SECOND FLOOR

Airing cupboard and loft access.

BEDROOM TWO

13' 11" x 8' 7" (4.24m x 2.62m) (approx). UPVC window to rear, radiator and built-in wardrobe.

BEDROOM THREE

11' 4" x 9' 0" (3.45m x 2.74m) (approx). UPVC window to front and radiator.

BEDROOM FOUR

7' 9" x 6' 9" (2.36m x 2.06m) (approx). UPVC window to front and radiator.

BATHROOM

Fitted with three piece suite comprising of dual flush close couple WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment. Part tiled walls, extractor fan and radiator.

OUTSIDE

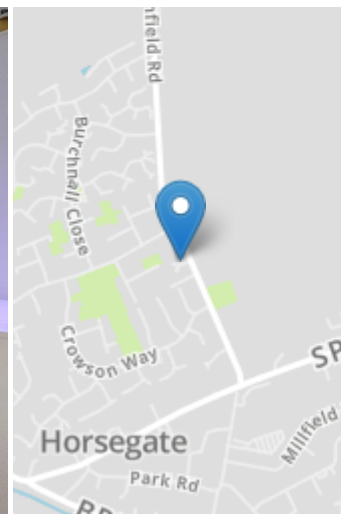
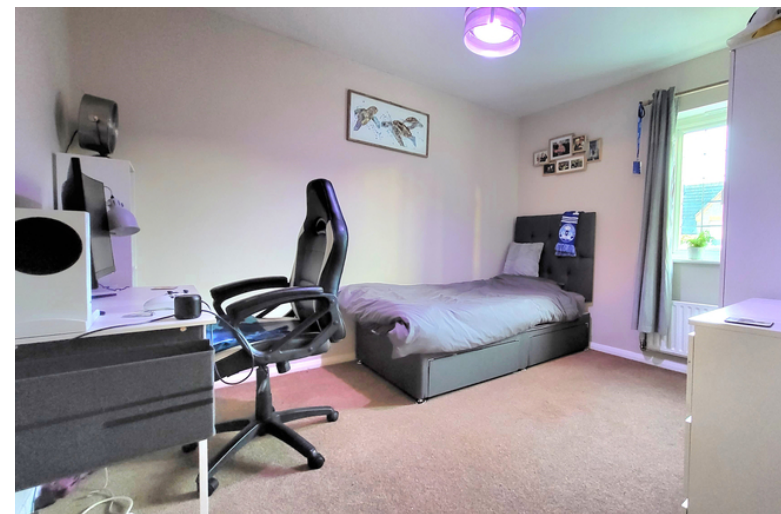
Enclosed garden to rear with fencing, patio, decking and raised beds. Gated access to side.

GARAGE

Situated at the rear and having up and over door. Power and light connected. Parking space in front of garage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.