

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**31 BRIDGE STREET, DEEPING ST JAMES
PE6 8HA**

OFFERS OVER £545,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Dating back to 1651 and believed to be one of the oldest properties within the Deeping area, this 17th Century detached stone cottage has been sympathetically improved to a high specification and features landscaped southerly facing gardens which back down to the River Welland. With three reception rooms including an 18' lounge with deep inglenook style fireplace and a large window overlooking the gardens, there is also a 14' square separate dining room, a snug and a 17' contemporary kitchen dining room with French doors opening onto the gardens. To the first floor, there are three double bedrooms and a four piece luxury bathroom. Offered for sale in immaculate decorative order, this stunning home has a wealth of character throughout from ample exposed beams and stone walls and there is also a separate studio/office at the rear of the part converted garage. The well kept southerly facing gardens are a little piece of paradise offering a great sun trap with beautiful views. Book your viewing today.

Entrance door opening to

ENTRANCE HALL
With half panelled walls and shelving.

SHOWER ROOM
Comprising semi circular shower cubicle, vanity wash hand basin, low flush WC, half panelled walls, heated towel rail and window to side aspect.

SNUG 13'7 x 10'1 (4.14m x 3.07m)
With exposed wood flooring, radiator, window to front aspect and French doors opening onto the rear patio.

DINING ROOM 14'8 x 14'4 (4.47m x 4.37m)
This large room has exposed beams to ceiling, exposed flooring, ornamental fireplace, radiator, stairs to first floor, two windows to front aspect with storage cupboards beneath and door to

LOUNGE 18'8 x 16'9 (5.69m x 5.11m)
This light and airy characterful room has a large window to the side aspect overlooking the gardens, exposed beams to ceiling, exposed stone wall, deep inglenook style fireplace housing cast iron gas fired woodburner with exposed stonework, radiator, TV point and storage cupboard.

LANDING
A large L shaped landing with window to front aspect, built in cupboards and shelving.

MASTER BEDROOM 14'9 x 13'3 (4.50m x 4.04m)
Enjoying views over the rear gardens and River Welland, this large bedroom has a further window to the front aspect, half panelled wall, fitted wardrobes and radiator.

BEDROOM TWO 15'9 x 14'10 (4.80m x 4.52m)
With fitted wardrobes, two windows to rear aspect, dormer window to side aspect, window seat and fitted dressing table and drawers and radiator.

BEDROOM THREE 14'10 x 12'6 (4.52m x 3.81m)
An L-shaped room with two windows to front aspect, radiator, storage cupboard and built in base for double bed with further storage beneath.

BATHROOM
A luxury suite comprising free standing bath, walk in double shower cubicle, vanity wash hand basin, low flush WC, half panelled walls, heated towel rail and window to rear aspect.

STUDIO/OFFICE 9'5 x 9' (2.87m x 2.74m)
Part of the converted garage, this room has been plaster boarded with spotlighting, window overlooking the rear garden and side personal door.

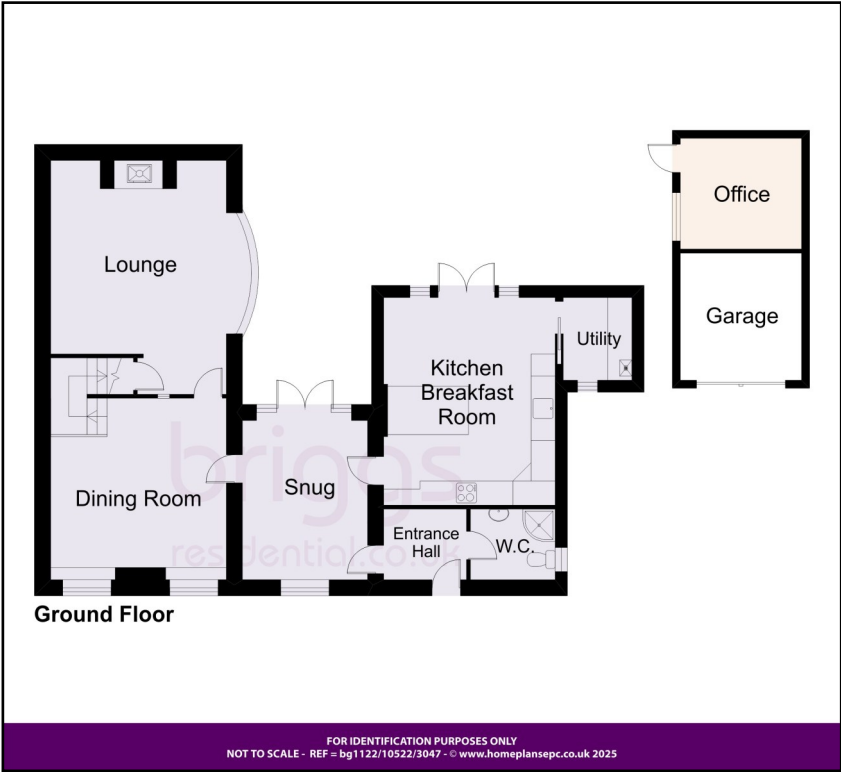
KITCHEN BREAKFAST ROOM 17'8 x 13'8 (5.38m x 4.17m)
Comprising contemporary, quality wall and base units, corner pantry, built in appliances including double oven, hob with extractor over, fridge freezer, wine fridge, microwave and dishwasher; central island, work surface, lantern window over the dining area, family area, TV point, radiator, French doors opening onto the rear patio and door to

UTILITY ROOM 6'8 x 5'9 (2.03m x 1.75m)
Central heating boiler, work surface, housing for three appliances including plumbing for washing machine and window to front aspect.

OUTSIDE
To the front of the property, there is off road parking for two vehicles and the short garage has up and over door, power and lighting.

The southerly facing landscaped rear gardens lead down to the River Welland and are mainly laid to shaped lawns with well stocked borders and shrubs, patio area, paving and step down to further large patio ideal for entertaining, vegetable area and gate which also leads down to the River Welland.

EPC RATING: D COUNCIL TAX BAND: E (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.