



**46A KING STREET, WEST DEEPING
PE6 9HP**

£612,500

FREEHOLD



Briggs Residential
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Market Deeping
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Set behind a lovely stone wall, this individual, detached, quality home features an exceptionally large lawned garden to the rear which backs onto open countryside and offers superb potential to extend if required. Approached via a driveway which provides parking for many vehicles, leading to an over-sized double garage with workshop beyond, this home has a large lounge with inglenook fireplace housing a woodburner, beamed ceilings and French doors opening onto the rear patio. There is a separate dining room, bespoke kitchen and master bedroom with en-suite. Built for the present Vendors, viewing of this home is highly advised to appreciate the superb location within one of the areas' most exclusive villages.

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to rear elevation.

LOUNGE 22'8 x 15'8 (6.90m x 4.79m)

An impressive room featuring an inglenook fireplace with cast-iron woodburner, exposed beams, window to rear elevation and French doors opening onto the patio.

DINING ROOM 15' x 10'11 (4.56m x 3.33m)

A good size room ideal for entertaining with radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 14'3 x 10'6 (4.33m x 3.20m)

A bespoke kitchen with a range of ample wall and base units with built-in appliances, sink unit, breakfast area, radiator, window to front elevation and door to

UTILITY ROOM 10'6 x 6'6 (3.20m x 1.97m)

With sink unit, base unit, cloaks cupboard, window to rear elevation and door to rear garden.

LANDING

A large landing with study area and window to front elevation.

BEDROOM ONE 13'4 x 11' (4.05m x 3.35m)

With radiator, window to front elevation, two built-in wardrobes and two further wardrobe doors that lead to

EN-SUITE

Comprising panelled bath, wash-hand basin, low flush WC and window to side elevation.

BEDROOM TWO 11' x 10'5 (3.36m x 3.18m)

With radiator and window to rear elevation.

BEDROOM THREE 10'5 x 9'8 (3.19m x 2.96m)

With radiator and window to front elevation.

BATHROOM

A modern suite comprising panelled bath, wash-hand basin, low flush WC, built-in airing cupboard, wall tiling, radiator and window to rear elevation.

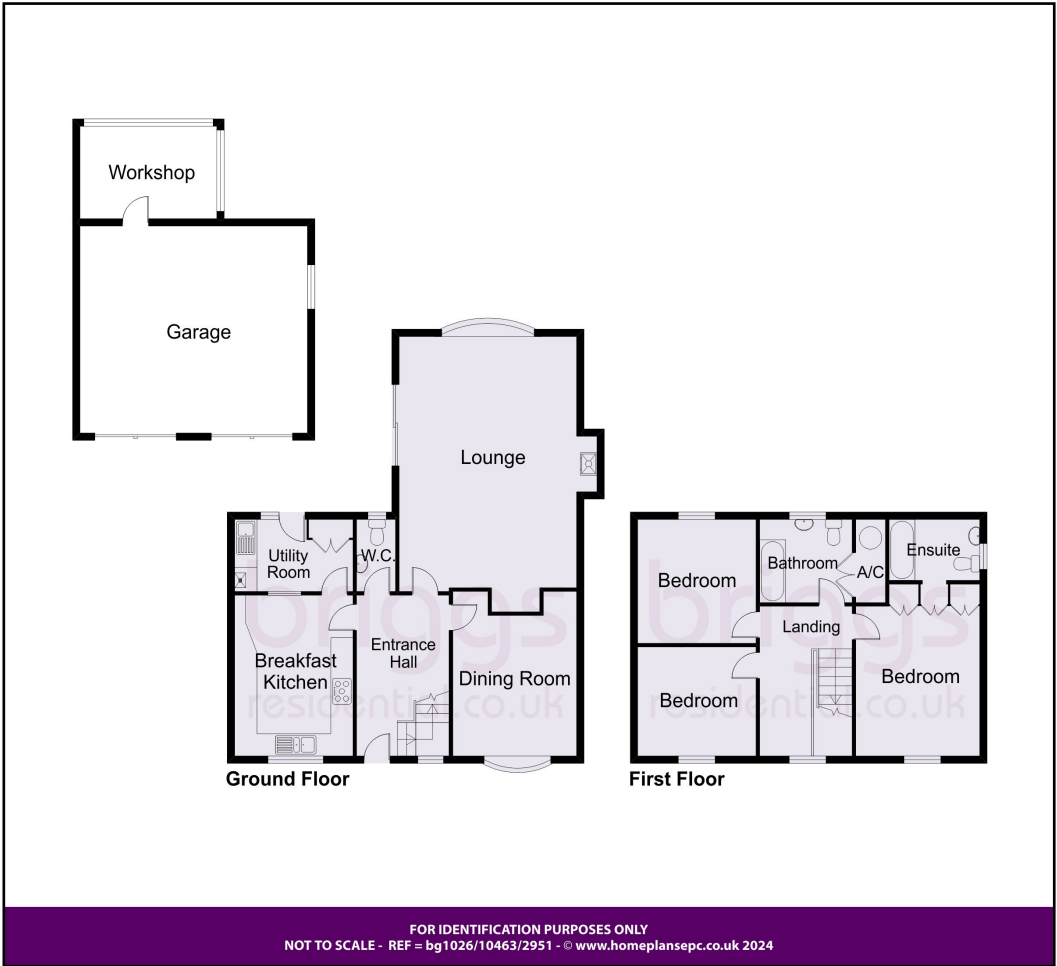
OUTSIDE

Set behind an attractive stone wall, a gravelled driveway flows beside the house to a further block-paved parking area leading to an over-sized garage 20'3 x 18'4 (6.17m x 5.58m) with two up-and-over doors, side window and door that leads to a workshop 11'1 x 8'2 (3.37m x 2.48m).

The gardens, which back onto open countryside, are a superb feature of this home being mainly laid to lawn with an attractive stone wall, many mature trees, shrubs and conifers, a pond and access to further lawned gardens with fruit trees, mature trees and large timber workshop.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



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