



**21a CHURCH STREET, DEEPING ST JAMES
PE6 8HF OFFERS OVER £580,000**

FREEHOLD



**Briggs Residential
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Market Deeping
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Featuring a 36’ kitchen/family room, this three-storey FIVE BEDROOM detached stone built family home is situated in the heart of Deeping St James village and has a southerly facing garden that backs down to the River Welland. With three reception rooms, this well designed individual home has four bedrooms to the first floor, whilst to the second floor is a 21’ master bedroom with large dressing room and en-suite. Offered for sale with no chain, this home, which has underfloor heating to the ground floor, must be seen to appreciate the size of accommodation available. Book your viewing today.

Front entrance door opening to

HALLWAY

With exposed parquet wood-block flooring and stairs leading to first floor with built-in cupboard below.

CLOAKROOM

Comprising low flush wc, wash-hand basin and window to side elevation.

LOUNGE 21’6 x 16’3 (6.55m x 4.95m)

With bi-folding doors opening onto the rear garden, further window to side elevation, cast-iron woodburner, exposed parquet wood-block flooring and open archway through to

DINING ROOM 12’10 x 9’10 (3.91m x 3.00m)

With exposed parquet wood-block flooring and sash window to front elevation.

STUDY 9’ x 7’2 (2.74m x 2.18m)

With sash window to front elevation.

KITCHEN/DINING/FAMILY ROOM 36’5 x 10’8 (11.1m x 3.25m)

A truly stunning room with a kitchen area with a range of modern wall and base units, cooking range, space for American style fridge-freezer, sink unit, integrated dishwasher, work surface, wall tiling, breakfast bar, windows to side and rear elevations, bi-folding doors opening onto patio, dining area, family area and feature ceiling.

UTILITY ROOM 8’3 x 5’1 (2.51 x 1.55m)

With plumbing for washing machine, sink unit, central heating boiler and door to side.

BEDROOM TWO 13’7 x 10’ (4.14m x 3.05m)

With radiator and window to rear elevation overlooking the gardens and River Welland beyond.

BEDROOM THREE 13’2 x 9’9 (4.01m x 2.97m)

With radiator and sash window to front elevation.

BEDROOM FOUR 12’4 x 7’7 (3.76m x 2.31m)

With radiator and sash window to front elevation.

BATHROOM

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

SECOND FLOOR

MASTER SUITE

BEDROOM FIVE 20’9 x 11’ (6.32m x 3.35m)

With two skylight windows to rear elevation, eaves storage space, two radiators and door to

DRESSING ROOM 12’2 x 9’8 (3.71m x 2.95m)

With window to rear elevation, eaves storage and door to

EN-SUITE 10’5 x 9’3 (3.18m x 2.82m)

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and eaves storage.

LANDING

With sash window to front elevation, built-in airing cupboard and stairs to second floor.

BEDROOM ONE 15’1 x 13’10 (4.60m x 4.22m)

Good size bedroom with radiator, window to rear elevation overlooking the gardens and River Welland and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC, radiator and window to side elevation.

OUTSIDE

A gravel driveway leads to an over-sized single garage with gym area, with rubber mat flooring and store room behind.

The large southerly facing rear garden is mainly laid to lawn with patio area, paving and leads down to the River Welland with superb views over open countryside beyond.

EPC RATING: C

COUNCIL TAX BAND: E (SKDC)



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