



3 Highbank Gardens, Eastgate,
Deeping St James PE6 8US OFFERS OVER £825,000

FREEHOLD



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Situated within a small gated community of detached quality individual homes, this quite striking barn-style property has been built to an exceptionally high standard and offers superb accommodation throughout. Entered via a magnificent hallway with double height window, this detached family home features a 35' x 21' (10.67m x 6.40m) open-plan kitchen/dining/family room with bi-folding doors opening onto the rear gardens, whilst there is also a good size lounge, ground floor study and to the first floor four double bedrooms, two of which have en-suites. With under-floor heating to the ground floor and internal oak doors, this home also has an office/playroom above the detached double garage and large fully enclosed southerly facing gardens to the rear. Economical to run with and EPC rating of A, this quality home must be seen to appreciate the size of accommodation available and location of this property.

Entrance door opening to

RECEPTION HALLWAY 18' 3 maximum x 10' 7 maximum (5.57m x 3.26m)
A stunning entrance to this home with a double height window and oak staircase leading to the galleried landing. This room has exposed flooring and provides access to all principal rooms.

CLOAKROOM
Comprising low flush WC, wash-hand basin, tiled flooring and a window to front elevation.

LOUNGE 14' 9 x 21' 1 (4.50m x 6.42m)
With feature ornamental fireplace with exposed beam above and TV point, bi-folding doors opening onto the rear gardens, spotlighting and window to front elevation.

KITCHEN/DINING/FAMILY ROOM 35' 6 x 21' (10.85m x 6.41m)
Perfect for the growing family, this large room has a kitchen area with a range of fitted quality wall and base units with built-in double oven, fridge-freezer, dishwasher, central island unit with breakfast bar, wine cooler, sink unit, windows to front and side elevation, while the tiled floor leads through to the dining area and through to the relaxing living area with wall mounted TV point and bi-folding doors opening onto the rear gardens.

STUDY 6' 11 x 12' 1 (2.12m x 3.68m)
With exposed flooring, window to rear elevation and door to rear gardens.

UTILITY ROOM 7' 3 x 12' 1 (2.20m x 3.69m)
A range of wall and base units, plumbing for washing machine, space for tumble dryer, work surface, window to rear elevation and side external door.

GALLERIED LANDING
A large impressive landing looking down to the hallway with built-in airing cupboard.

MASTER BEDROOM 15' 11 x 12' 9 (4.85m x 3.89m)
With walk-in wardrobe, this large master bedroom has two dormer windows to front elevation, radiator, access to loft and door to

EN SUITE
Comprising wash-hand basin with cupboard below, double shower cubicle, low flush WC, wall tiling, tiled flooring, heated towel rail, window to side elevation.

BEDROOM TWO 12' 4 x 12'5 (3.77m x 3.78m)
With radiator, dormer window to rear elevation and door to

EN SUITE
Comprising double shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail, window to rear elevation.

BEDROOM THREE 14' 9 x 12' 4 (4.50m x 3.75m)
With built-in double wardrobes, radiator and dormer window to rear elevation.

BEDROOM FOUR 14' 9 x 8' 4 (4.50m x 2.55m)
With built-in double wardrobes, radiator and dormer window to front elevation.

BATHROOM
Four piece suite comprising free-standing bath, walk-in double shower cubicle, low flush WC, wash-hand basin with cupboard below, tiled flooring, half-tiled walls, heated towel rail and dormer window to rear elevation.

OUTSIDE
Approached via a double-width driveway, this leads to a detached garage with electric garage door with car charging point and steps to the side leading to

OFFICE/PLAYROOM16' x 12' (4.88m x 3.66m)
With two skylight windows to rear elevation.

GARDENS
The gardens are a superb feature of this home being of a southerly aspect and with an over-sized patio area ideal for entertaining and enclosed by fencing. The gardens are mainly laid to lawn with flower borders and shrubs.

EPC RATING: A COUNCIL TAX BAND: F (SKDC)



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