



170 EASTGATE, DEEPING ST JAMES  
 PE6 8RD      GUIDE PRICE £1,000,000

FREEHOLD



Briggs Residential  
 17 Market Place  
 Market Deeping  
 PE6 8EA

01778  
 349300



**S**ituated in one of the Deepings most sought after locations, this magnificent contemporary home has a large southerly facing garden backing down to the River Welland and is offered for sale with no chain. With no expense spared, this five bedroom home is entered via a double height entrance hall which leads to a 32' kitchen family room with bi-folding doors opening onto the rear garden, a 24' living room and a separate dining room. To the first floor, there are five bedrooms and a luxury bathroom with the master and guest room both having Juliet balconies and luxury en suites. Approached via a horseshoe shaped driveway, this stunning home has internal oak doors throughout, engineered oak flooring to the ground floor and is economical to run with air source heating as well as oil fired heating and water bowser and pump ensuring "on demand" hot water. Viewing is highly advised.

Contemporary front entrance door with glazing either side and feature window above.

**ENTRANCE HALL** 15'7 x 9' (4.75m x 2.74m)  
With a 20' high ceiling and oak and glazed staircase to the first floor.

**CLOAKROOM**  
Comprising low flush WC, wash hand basin, radiator and window to rear.

**LIVING ROOM** 24'10 x 13'9 (7.57m x 4.19m)  
This relaxing room has a recessed cast iron wood burner, window to front aspect and patio doors opening onto the rear garden.

**DINING ROOM** 12'9 x 11'10 (3.89m x 3.61m)  
With window to front aspect.

**KITCHEN FAMILY ROOM** 32'2 x 13'6 (9.80m x 4.11m)  
This stunning room has two large patio doors bringing the garden into the kitchen. The contemporary kitchen comprises quality wall and base units, built in oven, microwave and warming tray, induction hob and extractor hood; two integrated fridge freezers, integrated dishwasher, central island unit with sink, tap providing instant boiling water, breakfast bar, dining area, family area with wall mounted TV point and door to

**UTILITY ROOM** 13'8 x 10'2 (4.17m x 3.10m)  
With wall and base units, plumbing for washing machine, window to side aspect, internal door to garage and glazed door to rear garden.

**LANDING** 27' x 19'3 (8.23m x 5.87m)  
With oak and glazed banister, feature window to front aspect, airing cupboard and cloaks cupboard.

**MASTER BEDROOM** 19'8 x 15'4 (5.99m x 4.67m)  
This large suite has French doors with windows either side opening onto the Juliet balcony which overlooks the rear garden; walk in wardrobe, radiators and door to

**EN SUITE**  
This luxury en suite comprises twin vanity wash hand basins, low flush WC, large shower, Botticino tiling to walls and floor, heated towel rail and window to side aspect.

**BEDROOM TWO** 13'10 x 13' (4.22m x 3.96m)  
With French doors and windows either side opening onto the Juliet balcony which overlooks the rear garden; radiator and door to

**EN SUITE**  
Comprising vanity wash hand basin, low flush WC, double shower, heated towel rail, tiled floor and window to rear aspect.

**BEDROOM THREE** 18'1 x 16'1 max (5.51m x 4.90m)  
With dressing area, radiator and two windows to front aspect.

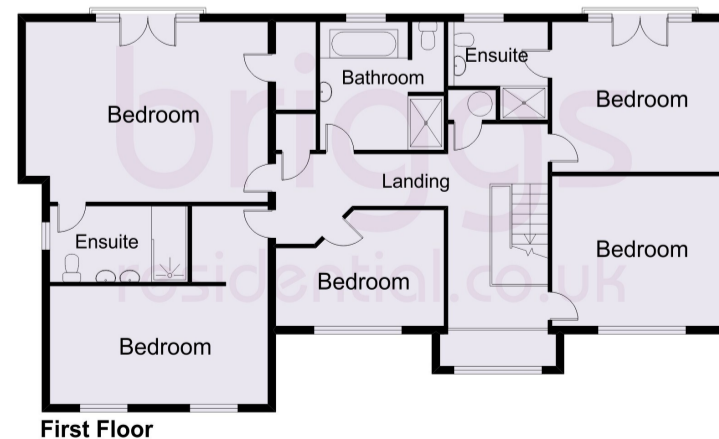
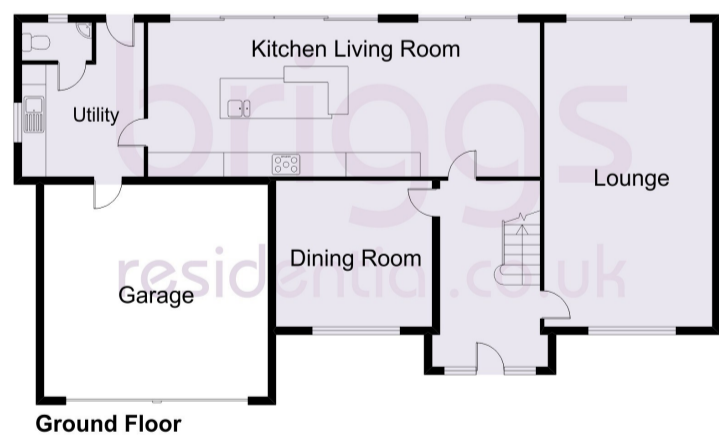
**BEDROOM FOUR** 14' x 12'4 (4.27m x 3.76m)  
With radiator and window to front aspect.

**BEDROOM FIVE/STUDY** 13'7 x 9'6 (4.14m x 2.90m)  
With radiator and window to front aspect.

**BATHROOM** 10'5 x 10' (3.18m x 3.04m)  
Comprising panelled bath, walk in shower, vanity wash hand basin, low flush WC, Crema Marfil tiling to walls and floor, heated towel rail and window to rear aspect.

**OUTSIDE**  
The horseshoe shaped driveway provides parking for many vehicles and leads to an integral garage of 18'3 x 18' (5.56m x 5.49m) with electric door, power and lighting. The superb southerly facing gardens have a large slabbed and granite patio area, formal gardens with attractive borders and mature shrubs, further shaped lawns with mature trees, conifers leading down to the River Welland with summer house enjoying views of the river and open countryside beyond.

EPC RATING: D



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