



82A EASTGATE, DEEPING ST JAMES  
PE6 8HJ

OFFERS OVER £415,000

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**B**e prepared to be amazed by this surprisingly spacious, quality, stone-built property which features a 39' open plan living room and has landscaped gardens that back down to the River Welland. Built to a high specification and with underfloor heating to the ground floor, this spacious, quality home is set in one of Deepings' most sought-after locations and has three bedrooms to the first floor with the master bedroom having an en-suite, a luxury kitchen and for those lazy Sunday afternoons a decked area and summerhouse overlooking the river. Don't miss out on this very deceptive, individual, modern home.

Entrance door opening to

#### HALLWAY

With store cupboard, window to side elevation and staircase leading to first floor.

#### LIVING/DINING/KITCHEN 39' x 15' (11.89m x 4.57m)

A quite stunning room with a lounge area to the front with feature log-effect fire with attractive surround and wall-mounted TV point, under stairs storage area, open access to the dining area and kitchen which has a range of quality wall and base units with built-in appliances, central island unit and breakfast bar, lantern window, window to rear elevation, seating area and door to rear garden.

#### CLOAKROOM

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

#### LANDING

With access to loft via built-in ladder, built-in airing cupboard and window to side elevation.

#### BEDROOM ONE 13' x 8'8" (3.96m x 2.64m)

With two built-in wardrobes, this room enjoys stunning views overlooking the rear gardens and countryside beyond from the Juliet balcony French doors.

#### EN-SUITE

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

#### BEDROOM TWO 11'7" x 8'5" (3.53m x 2.57m)

With built-in wardrobes, radiator and window to front elevation.

#### BEDROOM THREE 8'6" x 5'10" (2.59m x 1.78m)

With radiator and window to front elevation.

#### BATHROOM

Comprising panelled bath, wash-hand basin with cupboard below, low flush WC, heated towel rail and window to rear elevation.

#### OUTSIDE

The property is approached via a block-paved driveway which provides parking for up to four vehicles.

The rear landscaped, southerly facing gardens have a covered glazed loggia overlooking the gardens, which are mainly laid to a neatly kept lawn with well stocked borders and timber shed. Steps lead down to a further garden area with timber summerhouse and covered patio overlooking the River Welland with stunning views down the river and over open countryside.

EPC RATING: TBC

COUNCIL TAX BAND: C (SKDC)



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