



6 WOOTTON CLOSE, DEEPING ST JAMES
PE6 8UL

O.I.E.O. £460,000

FREEHOLD



Briggs Residential
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Market Deeping
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Situated in a small exclusive cul-de-sac of six quality stone-built properties, this FIVE bedroom detached family home has three reception rooms, and a large kitchen/breakfast room with bi-folding doors opening onto the southerly-facing rear garden. Priced for a quick sale, this superb family home is within easy access of the Deepings School and has a driveway behind leading to an oversized single garage. Viewing of this home is highly advised to appreciate its superb location.

Entrance door opening to

HALLWAY

A good size entrance hall with oak staircase leading to the first floor with built-in cupboard below and radiator.

CLOAKROOM

Comprising low flush WC, wash-hand basin and radiator.

LOUNGE 18' x 11' (5.49m x 3.35m)

Featuring a recessed log-burner with exposed beam above, radiator, window to front elevation and French doors opening onto the rear patio.

DINING ROOM 11'10 x 9'4 (3.61m x 2.84m)

With radiator and window to front elevation.

STUDY 9'3 x 6'10 (2.82m x 2.08m)

With radiator and window to side elevation.

KITCHEN/BREAKFAST ROOM 18'4 x 15'5 (5.59m x 4.70m)

Featuring bi-folding doors opening on to the rear gardens, this impressive kitchen with a range of quality contemporary wall and base units with LED cabinet lighting, has built-in double oven with hob and extractor fan, integrated dishwasher, integrated fridge, work surface, sink unit, dining area, family area, windows to side and rear elevations and door to

LARGE LANDING

With built-in airing cupboard and window to rear elevation.

BEDROOM ONE 15' x 12'5 (4.57m x 3.78)

With radiator, window to rear elevation and door to

EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, heated towel rail and skylight window.

BEDROOM TWO 11' x 9'4 (3.35m x 2.84m)

With radiator and window to front elevation.

BEDROOM THREE 11' x 8'5 (3.35m x 2.57m)

With radiator and window to front elevation.

BEDROOM FOUR 9'3 x 7'4 (2.82m x 2.24m)

With radiator and window to side elevation.

BEDROOM FIVE 8'5 x 8'5 (2.57m x 2.57m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath with mixer taps and shower attachment above, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator, heated towel rail and window to front elevation.

UTILITY ROOM 9'3 x 6'9 (2.82m x 2.06m)

With a range of base units, sink unit, plumbing for washing machine and window to side elevation.

OUTSIDE

The property has a block-paved driveway which provides parking for several vehicles and leads to an oversized single garage with up-and-over door, power, lighting and side personal door.

The rear southerly-facing gardens provide a high degree of privacy and are mainly laid to lawn with a large patio area.

EPC RATING: B

COUNCIL TAX BAND: E (SKDC)



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