



70 EASTGATE, DEEPING ST JAMES
PE6 8HJ OFFERS OVER £780,000

FREEHOLD



Briggs Residential
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Featuring a stunning kitchen/family room with bi-folding doors opening to the rear gardens which lead down to the River Welland, this five bedroom detached, greatly improved and extended family home is set in one of the Deepings' most sought after locations. This property, which must be seen, has four reception rooms to the ground floor, whilst to the first floor there is a large master bedroom with luxury en-suite and generous size bedrooms throughout. Offered for sale in immaculate decorative order, this home is entered via an impressive entrance hall and has a superb lounge with feature cast-iron woodburner, separate dining room, large study and a contemporary kitchen. The gardens, which are a superb feature of this home, are mainly laid to lawn with mature trees and shrubs with large patio area and stunning views to the rear over meadows and beyond. To book your viewing, call the Briggs team today.

Glazed entrance door opening to

ENTRANCE PORCH

Door leading to double garage and door opening to

RECEPTION HALLWAY

An impressive entrance to this home, a large hallway with radiator, oak and glazed staircase leading to first floor and door to

CLOAKROOM

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

LOUNGE 19'6 x 13' (5.94m x 3.96m)

A large, light and airy room with French doors and windows either side opening onto the rear gardens, cast-iron woodburner set within an attractive surround, radiators, TV point and further window to side elevation.

DINING ROOM 13' x 10'4 (3.96m x 3.15m)

A large dining room, ideal for entertaining, with radiator and window to front elevation.

STUDY 15'4 x 12'3 (4.67m x 3.73m)

A large room with radiator and window overlooking the inner porchway.

LANDING

A large landing with feature window to front elevation.

MASTER BEDROOM 15' x 14'10 (4.57m x 4.52m)

Enjoying views to the rear over the gardens and countryside beyond, this large master bedroom has built-in quality wardrobes, window to rear elevation and door to

EN-SUITE 11'9 x 7'9 (3.58m x 2.36m)

A large en-suite with walk in double shower cubicle, two wash-hand basins with vanity unit below, low flush WC, heated towel rail and window to rear elevation.

BEDROOM TWO 14'10 x 13' (4.52m x 3.96m)

With views to the rear overlooking the gardens and countryside beyond, radiator and built-in quality wardrobes.

BEDROOM THREE 15'11 x 8'4 (4.85m x 2.54m)

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

BEDROOM FOUR 13' x 8'4 (3.96m x 2.54m)

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

BEDROOM FIVE 8'11 x 6'8 (2.72m x 2.03m)

With radiator and window to side elevation.

BATHROOM 12'4 x 9'10 (3.76m x 3.00m)

Comprising L-shaped bath with shower screen and shower above, wash-hand basin, low flush WC, radiator, wall tiling and window to side elevation.

OUTSIDE

Approached via a gravel driveway, which provides parking for many vehicles, this leads to a double garage 18'7 x 17'5 (5.66m x 5.31m) with roller door, power and lighting.

The front garden is laid to lawn with mature trees whilst the stunning rear gardens, which have a southerly aspect, have a large patio area ideal for entertaining overlooking the well-kept lawn with mature shrubs and trees and further lawns with mature trees that lead down to the River Welland.

EPC RATING: C

COUNCIL TAX BAND: F (SKDC)

KITCHEN/FAMILY ROOM 22'9 x 22'6 (6.96m x 6.87m)

A stunning contemporary kitchen with a range of quality wall and base units with built-in appliances, sink unit, central island unit with breakfast bar and wine cooler, granite work surfaces, family area with feature vaulted ceiling with skylight windows radiators, TV point and large bi-folding doors opening on the patio.

UTILITY ROOM 9'8 x 7'1 (2.95m x 2.16m)

With a range of base units, sink unit and door to side.



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