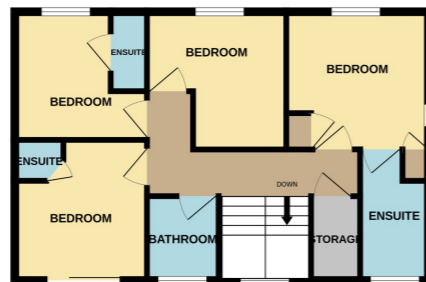
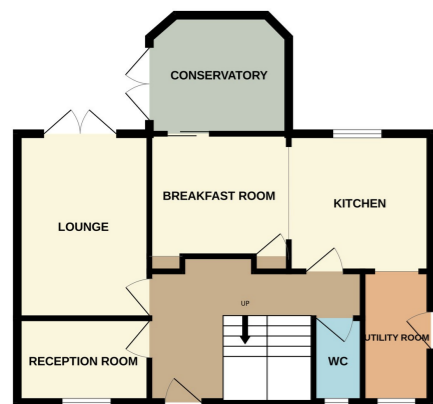
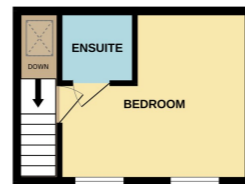
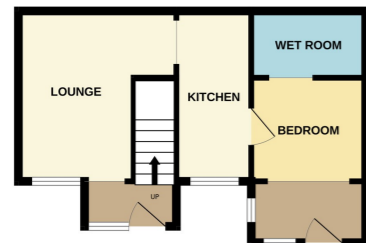




GROUND FLOOR

1ST FLOOR



**179a Eastgate, DEEPING ST JAMES PE6 8RB**

**£695,000**



STONE BUILT HOME WITH DETACHED COTTAGE \*\*\* A rare opportunity to purchase a family home with separate detached cottage, which would suit either an expanding family, or serve as a business opportunity. The stone built house comprises entrance hall, lounge, dining room, kitchen / breakfast area, conservatory, utility room and cloakroom to the ground floor. To the first floor there are four bedrooms - three with ensuited and also a family bathroom. To the side, there is ample off road parking which leads to a detached two bedroom cottage. This comprises to the ground floor an entrance hall, lounge, kitchen, bedroom two and a wet room. To the first floor there is the main bedroom with en suite off. The properties benefit from a shared rear garden and views over the River Welland to the front. EPC Energy Rating currently unavailable. Council Tax band E (House) and A (Annex).



**ENTRANCE HALL**

Part glazed door to the front. Stairs to first floor accommodation with storage cupboard under. Radiator, decorative arch recess.

**LOUNGE**

19' 0" x 13' 0" (5.79m x 3.96m) (approx) Fire with surround, radiator. UPVC double glazed French doors to the rear.

**DINING ROOM**

13' 0" x 10' 0" (3.96m x 3.05m) (approx) Radiator. UPVC double glazed window to the front.

**OPEN PLAN KITCHEN / BREAKFAST ROOM**

**KITCHEN AREA**

11' 0" x 11' 0" (3.35m x 3.35m) (approx) Range of base units with worktop over. Butler style sink, tiled splashback. Space for range style cooker. Space for dishwasher. Feature tiling to floor. Half stable door to entrance hall, door to utility room. Feature oak style beam on opening to:

**BREAKFAST AREA**

10' 0" x 10' 0" (3.05m x 3.05m) (approx) (excluding alcove) Radiator, pantry cupboard with ornate door, tiled floor, arched alcove. Feature tiled flooring. UPVC double glazed sliding patio doors to:

**CONSERVATORY / GARDEN ROOM**

11' 0" max x 10' 0" max (3.35m x 3.05m) (approx) Brick and timber construction.

**UTILITY ROOM**

10' 0" x 5' 0" (3.05m x 1.52m) (approx) Wall and base units with worktop over. Butler style sink. Space for washing machine. Oil fired combi boiler, feature timber door, radiator. UPVC double glazed window to the front, part glazed door to the side.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and low level WC. Tiled floor, radiator. Stained glass style window to the front.

**FIRST FLOOR LANDING**

Switch back stair case with half landing and UPVC window to the front. Radiator, loft access, storage cupboard.

**BEDROOM ONE**

13' 1" max x 12' 1" max (3.99m x 3.68m) (approx) UPVC double glazed sliding patio door to the front with decorative balcony rail. Radiator.

**EN SUITE**

Fitted with a three piece suite comprising corner shower cubicle, feature glass wash hand basin and low level WC. Tiled.

**BEDROOM TWO**

11' 0" x 11' 0" (3.35m x 3.35m) (approx) UPVC double glazed window to the rear. Radiator.

**EN SUITE**

Fitted with a three piece suite comprising shower, wall mounted wash hand basin and low level WC.

**BEDROOM THREE**

11' 0" max x 10' 0" max (3.35m x 3.05m) (approx) UPVC double glazed dormer window to the rear. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising roll top bath, pedestal wash hand basin and low level WC. Tiled floor, feature half panelling and feature ceiling beam. UPVC double glazed window to the front.

**BEDROOM FOUR**

11' 0" x 11' 0" (3.35m x 3.35m) (approx) UPVC double glazed dormer windows to the side and rear. Two storage cupboards, radiator.

**EN SUITE**

Fitted with a three piece suite comprising panelled bath, feature glass bowl wash hand basin and low level WC. Radiator. UPVC double glazed dormer window to the front.

**TWO BEDROOM DETACHED ANNEX**

Comprising lounge, kitchen / breakfast room and ground floor wet room with first floor bedroom and ensuite.

**ENTRANCE HALL**

Stairs to first floor accommodation. Radiator. UPVC double glazed window and door to the front.

**LOUNGE**

18' 0" x 15' 0" max 11' 0" min (5.49m x 4.57m) (approx) 'L' shape. Radiator, under stair storage cupboard. Door to rear. UPVC double glazed window to the front.

**KITCHEN**

18' 0" x 8' 0" (5.49m x 2.44m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with tiled splashback. Eye level oven and electric hob with diffuser above. Space for washing machine and tumble dryer. UPVC double glazed window to the front. Radiator.

**BEDROOM TWO / OFFICE / GYM/ HOBBY ROOM**

17' 0" max x 9' 0" (5.18m x 2.74m) (approx) UPVC double glazed window and door to the front. Radiator.

**WET ROOM**

Fitted with a three piece suite comprising shower, wall mounted wash hand basin and low level WC. Radiator.

**FIRST FLOOR LANDING**

Velux style window to the front.

**BEDROOM ONE**

18' 0" x 13' 0" (5.49m x 3.96m) (excluding eaves) (approx) Two radiators. Two UPVC double glazed dormer windows.

**EN SUITE**

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC.

**OUTSIDE**

To the front, there are gravelled areas providing ample off road parking. Steps lead down to the front entrance door with paved areas to the front.

To the rear, there is a garden shared with the cottage. The garden is laid to lawn with a patio area, and is enclosed by timber fencing, gated to the front.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

**AGENT NOTE 2**

Rooms with dormers windows may have restricted head height due to sloping ceilings.

