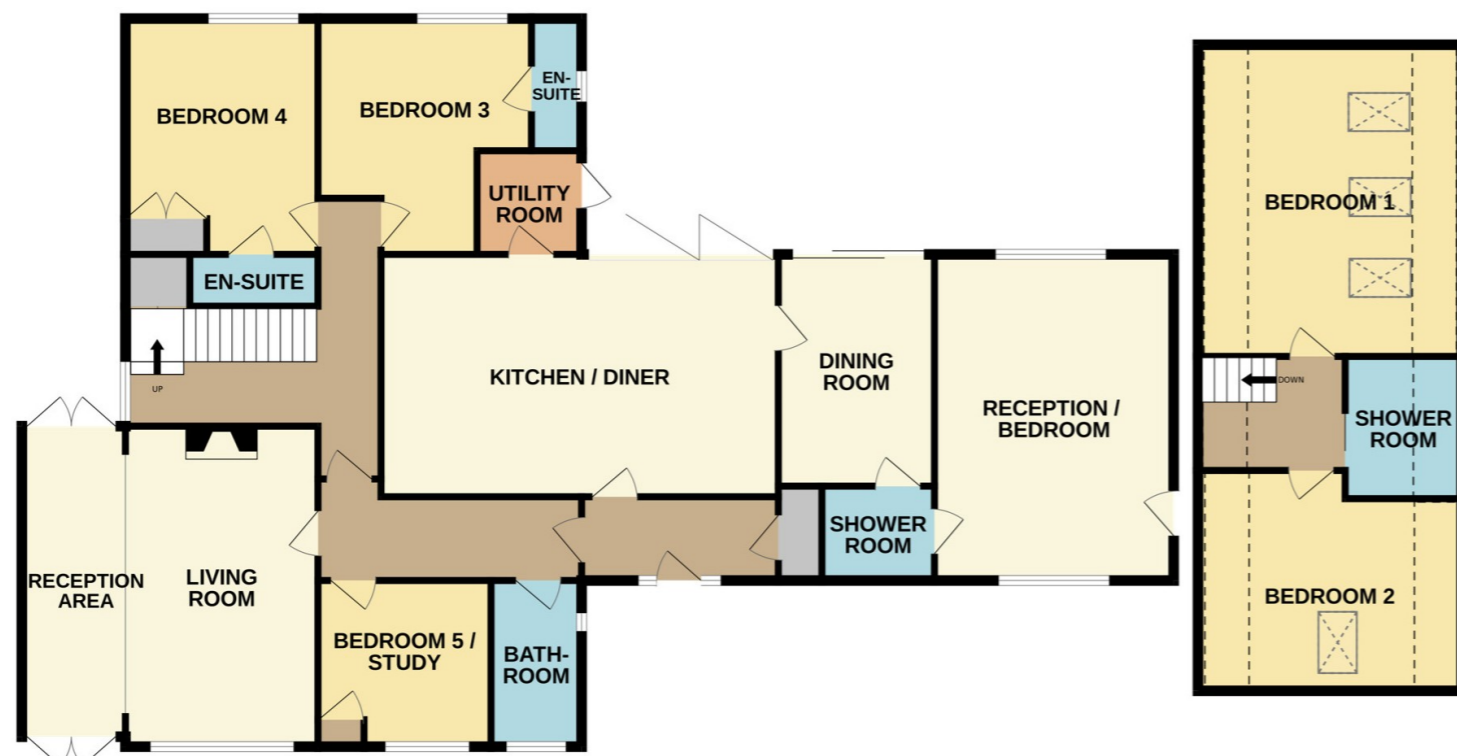



2 Bell Lane, Deeping St James PE6 8NH
£450,000


*** OVER 2,400 SQ FT *** This substantial and beautifully presented family home offers generous and versatile accommodation set across two floors, finished to a high standard throughout. Boasting up to six bedrooms, multiple reception areas and stylish modern fittings, the property features an impressive open-plan kitchen/diner with bi-fold doors opening onto the garden, a cosy living room with log burner, and a range of flexible rooms ideal for family living or working from home. Situated within a sought-after location, the home is complemented by enclosed gardens, ample off road parking, air conditioning, underfloor heating and excellent indoor outdoor flow, making it perfectly suited to modern family life. Council Tax Band D / EPC Energy Rating C.

UPVC FRONT DOOR WITH WINDOWS EITHER SIDE INTO:

ENTRANCE HALL

Storage cupboard and inset spotlight to the ceiling.

UPVC door into:

HALLWAY

Basket weave wooden parquet flooring, radiator, inset spotlights and coving to the ceiling. Door into inner hallway.

KITCHEN / DINER

6.74m x 4.11m (22' 1" x 13' 6") (Approx) Fitted with a range of eye level and base units with wooden worktop over and tiled splashbacks, plinth lighting, larder cupboard. Range style oven with hob and extractor hood over. Space for American style fridge / freezer. Central island with inset sink and drainer and feature pendant lighting over. Integrated dishwasher and undercounter fridge. Inset spotlights to the ceiling. Underfloor heating. UPVC double glazed bi-fold doors to rear garden. Doors to utility room and dining room.

UTILITY ROOM

1.78m x 1.76m (5' 10" x 5' 9") (Approx) Fitted with eye level units and full length cupboard. Space and plumbing for washing machine and tumble dryer, with wooden worktop over and tiled splashback. UPVC double glazed stable door to rear garden, and coving to the ceiling.

DINING ROOM

3.82m x 2.65m (12' 6" x 8' 8") (Approx) UPVC double glazed sliding doors to the rear garden. Inset spotlights to the ceiling, and underfloor heating.

Door to:

SHOWER ROOM

Fitted with a three piece suite comprising tiled corner shower cubicle, vanity wash hand basin and WC. Inset spotlights and extractor fan to the ceiling, and underfloor heating.

Door to:

RECEPTION / BEDROOM SIX

5.54m x 4.06m (18' 2" x 13' 4") (Approx) UPVC frosted dual aspect windows to the front and rear. UPVC door to outside. Inset spotlights to the ceiling, and underfloor heating.

BATHROOM

Fitted with a three piece suite comprising bath, vanity wash hand basin and concealed cistern WC unit. Chrome heated towel rail. UPVC double glazed window to the front, stain glass porthole window. Inset spotlights, extractor fan and coving to the ceiling. Partly tiled walls.

STUDY / BEDROOM FIVE

2.93m x 2.81m (9' 7" x 9' 3") (Approx) UPVC double glazed window to the front. Radiator, inset spotlights and coving to the ceiling. Storage cupboard housing combi boiler.

LIVING ROOM

5.44m x 3.26m (17' 10" x 10' 8") (Approx) Versailles style laminate flooring, feature log burner with shelving and downlighting to either side, radiator. Coving to the ceiling.

RECEPTION AREA

5.28m x 1.76m (17' 4" x 5' 9") (Approx) Versailles style laminate flooring, lantern skylight and coving to the ceiling. UPVC double glazed French doors to the front and rear.

INNER HALL

UPVC window to the side. Stairs to first floor accommodation. Inset spotlights, and feature pendant lighting, to the ceiling and underside of stairs, laminate flooring, part wainscoted and storage cupboard.

BEDROOM THREE

4.17m max x 3.57m max (13' 8" x 11' 9") (Approx) UPVC double glazed window to the rear. Inset spotlights and coving to the ceiling. Underfloor heating, built-in wardrobe, air conditioning.

Door to:

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle, floating wash hand basin and concealed cistern WC. Underfloor heating and UPVC window to the side.

BEDROOM FOUR

4.17m including built-in wardrobes x 3.26m (13' 8" x 10' 8") (Approx) Inset spotlights and coving to the ceiling. Underfloor heating, built-in wardrobe, air conditioning. UPVC double glazed window to the rear.

Door to:

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle, floating vanity wash hand basin and concealed WC unit.

LANDING

BEDROOM ONE

5.29m x 4.55m (17' 4" x 14' 11") (Approx) Three UPVC double glazed velux windows. Eaves storage, inset spotlights to the ceiling. Air conditioning.

BEDROOM TWO

4.55m x 3.74m (14' 11" x 12' 3") (Approx) UPVC double glazed velux window. Eaves storage, inset spotlights to the ceiling. Air conditioning.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower cubicle, and wash hand basin WC unit. Extractor fan.

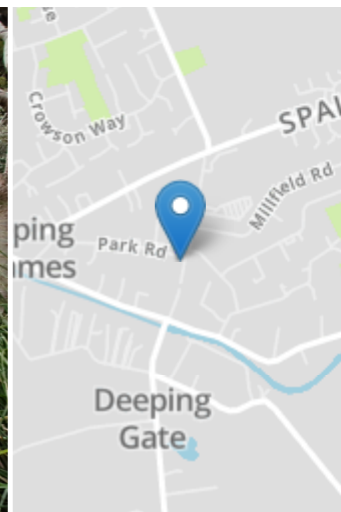
OUTSIDE

To the front, the property is set behind walling with electric gated access leading to an enclosed gravelled driveway, providing ample off-road parking.

To the rear, the garden is mainly laid to lawn and enclosed by a combination of timber fencing and walling. There are borders with mature shrubs, planting and trees, along with a generous patio area featuring a pergola, a summer house, a shed, and gated access 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	77