



**21a Broadgate Lane, Deeping St James PE6 8NW**

**£425,000**



\*\*\* DETACHED HOME \*\*\* This immaculate chalet property is superbly presented with a versatile footprint to suit your needs. Briefly comprising a welcoming entrance hall with half pace stairs, three reception rooms, one with an en-suite which could be used as a bedroom. The 19ft modern kitchen/diner has bi-folding doors, opening out onto the westerly facing rear garden. A utility room and cloakroom complete the downstairs accommodation. Upstairs, there are three double bedrooms, with an ensuite and walk-in wardrobe to the principle, and a family bathroom. Externally, there is ample off road parking to the front, and a private garden, with patio areas and double side access. EPC Energy Rating B. Council Tax Band E.

**UPVC DOOR TO:**

**ENTRANCE HALL**

UPVC double glazed window. LVT flooring, inset spotlights, radiator, airing cupboard. Stairs to first floor accommodation with cupboard under.

**STUDY / BEDROOM**

10' 8" x 10' 2" (3.25m x 3.10m) (approx) UPVC double glazed window to the front. Radiator.

**LOUNGE**

12' 5" x 12' 1" (3.78m x 3.68m) (approx) Radiator. UPVC double glazed window to the front.

**CLOAKROOM**

Fitted with a two piece suite comprising vanity wash hand basin with tiled splashback and WC with concealed cistern. Radiator, extractor fan, inset spotlights.

**RECEPTION ROOM / BEDROOM**

19' 0" x 12' 4" (5.79m x 3.76m) (approx) Radiator, LVT flooring. UPVC double glazed French doors to the garden, with inset blinds.

**EN SUITE ONE**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin with tiled splashback and WC. Chrome heated towel rail, inset spotlights. UPVC double glazed window to the side.

**UTILITY ROOM**

Fitted with eye level and base units with worktop over, space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over, radiator, space for tumble dryer. LVT flooring. UPVC double glazed door to the side.

**KITCHEN / DINER**

12' 4" x 19' 0" (3.76m x 5.79m) (approx) Fitted with a range of eye level and base units with worktop over. One and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Eye level double oven, electric hob with extractor fan over. Integrated dishwasher and fridge / freezer. Inset spotlights, radiator, LVT flooring. UPVC double glazed window to the side and rear, bi fold doors to the garden.

**LANDING**

UPVC double glazed Velux skylight. Doors to:

**BEDROOM ONE**

15' 7" x 12' 10" (4.75m x 3.91m) (approx) UPVC double glazed dormer window to the front. Radiator.

**EN SUITE TWO**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and concealed cistern WC. Chrome heated towel rail, extractor fan, inset spotlights.

**WALK IN WARDROBE**

**BEDROOM TWO**

14' 7" x 10' 5" (4.45m x 3.17m) (approx) UPVC double glazed dormer window to the front. Radiator.

**BEDROOM THREE**

11' 2" x 7' 7" (3.40m x 2.31m) (approx) UPVC double glazed dormer window to the front. Radiator, loft access.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, vanity sink and concealed cistern WC. Part tiled, chrome heated towel rail, extractor fan, inset spotlights. UPVC Velux skylight.

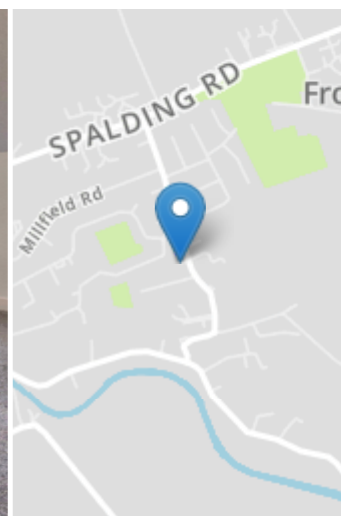
**OUTSIDE**

To the front, the garden is laid to lawn, with a double width driveway, providing ample off road parking.

To the rear, the garden is laid to lawn and enclosed by timber fencing gated to the front. Patio area, and further circular raised patio area.

**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+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.