



142 EASTGATE, DEEPING ST JAMES
PE6 8RD

GUIDE PRICE £300,000

FREEHOLD



briggs
residential

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Market Deeping
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Featuring an exceptionally large garden leading down to the River Welland and situated in one of Deepings' most sought-after locations, this detached home unfortunately suffers from subsidence, but gives the new owner the opportunity to build the house of their dreams. Presently, this three bedroom detached home has two large reception rooms and a double garage. This property will attract a great deal of interest because of its location and therefore to give everybody a fair opportunity to purchase this property, we ask for **all bids to be sent to Briggs Residential by midday on Monday 15th December 2025**. All offers should include the buyers position, whether they have a house to sell or whether they will be cash buyers, any timeframes and if any offers will be subject to planning permission. This is an amazing opportunity, so book your viewing today.

Front entrance door opening to

HALLWAY 11'3 x 9'4 (3.43m x 2.84m)
With parquet flooring, radiator and stairs leading to first floor.

LOUNGE 23' x 12' (7.01m x 3.66m)
With window to front elevation and French doors opening to rear garden.

DINING ROOM 12' x 11' (3.66m x 3.35m)
With window to front elevation.

STUDY 11' x 9'3 (3.35m x 2.82m)
With radiator, window to rear elevation and door to

KITCHEN 11' x 10'5 (3.35m x 3.18m)
With door to pantry and internal door to garage.

LANDING
With window to front elevation.

BEDROOM ONE 14'2 x 12'2 (4.32m x 3.71m)
With windows to front and side elevations.

BEDROOM TWO 11'9 x 11' (3.58m x 3.35m)
With window to rear elevation.

BEDROOM THREE 11'1 x 7'9 (3.38m x 2.36m)
With radiator and window to front elevation.

BATHROOM
With window to rear elevation.

OUTSIDE
The property is approached via a double garage 24' x 16'7 (7.32m x 5.05m).

The southerly-facing gardens are a real selling point to the building plot. There are formal lawned gardens and a wooded area which tapers in to approximately 30' (9.14m) of river frontage with stunning views down the River Welland and meadows beyond.

COUNCIL TAX BAND: E (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.