

Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm Sunday - CLOSED



**HORSESHOE COTTAGE, 4 BRIDGE STREET,  
DEEPING ST JAMES PE6 8HA  
OFFERS OVER £425,000 FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

[briggsresidential.co.uk](http://briggsresidential.co.uk)





**S**ituated in a stunning location enjoying views of The River Welland and Deeping St James' historic stone bridge which dates back to 1651, this four bedroom cottage has a large rear garden and off road parking. Offering versatile accommodation including a ground floor bedroom and en suite, this charming period home is located within an attractive conservation area which offers superb nearby river walks. Book your viewing today!

**LOUNGE** 21'10 x 16'5 (6.65m x 5.00m)

This spacious room has a radiator, TV point, tiled floor and two windows to front aspect.

**KITCHEN DINING ROOM** 27' x 14' (8.23m x 4.27m)

Comprising ample wall and base units, dresser unit, cooker point, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, family area with cast iron wood burner, window to rear aspect, side external door and French doors opening onto the rear garden.

**UTILITY ROOM** 8'6 x 7'1 (2.59m x 2.16m)

With double Belfast sink unit, window to rear aspect and door to rear garden.

**CLOAKROOM**

Comprising low flush WC and wash hand basin.

**GROUND FLOOR BEDROOM** 12' x 9'7 (3.65m x 2.92m)

With tiled floor, radiator, two windows to front aspect and door to

**EN SUITE/WET ROOM**

Comprising walk in shower area, low flush WC and wash hand basin.

**LANDING**

With storage cupboard, further built in cupboard housing central heating boiler and window to rear aspect.

**BEDROOM TWO** 17'4 x 10'5 (5.28m x 3.18m)

With radiators, windows to front and rear aspects and door to

**EN SUITE**

Comprising shower cubicle, low flush WC and wash hand basin.

**BEDROOM THREE** 17'2 x 9'4 (5.23m x 2.84m)

With radiator and windows to front and rear aspects.

**BEDROOM FOUR** 10'6 x 8' (3.20m x 2.44m)

With built in cupboard, radiator and window to front aspect.

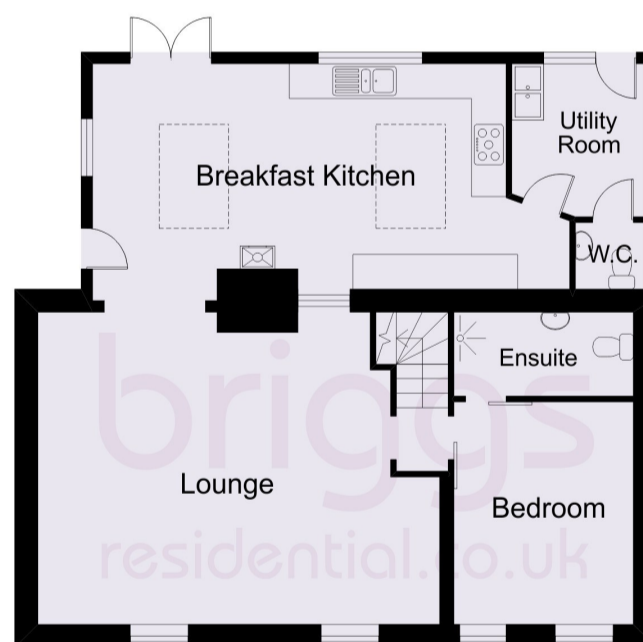
**BATHROOM**

A recently upgraded suite comprising panelled bath with shower above, low flush WC, vanity unit housing wash hand basin, heated towel rail, wall tiling and two windows to rear aspect.

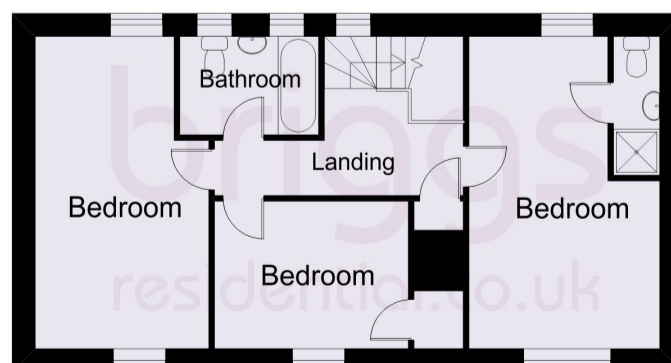
**OUTSIDE**

The gated entrance to the rear provides parking for several vehicles. The exceptionally good size gardens provide a high degree of privacy and are mainly laid to lawn with mature shrubs, timber summer house, patio area and raised beds.

EPC RATING: C



Ground Floor



First Floor

FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE - REF = bg844/10270/2758 - © www.homeplansepc.co.uk 2022

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.