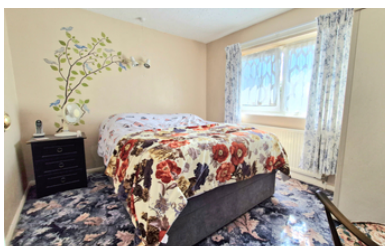




**7 Millfield Road, Deeping St James PE6 8QX**

**£245,000**



**\*\*\* SOUTH FACING \*\*\*** Enjoying a generous south-facing rear garden, driveway, covered patio, and garage, this well-established semi-detached home is a must-see. Ideally located close to local schools, amenities, and convenient bus routes, the property offers spacious and inviting accommodation. Inside, the entrance hall leads to a bright lounge and a kitchen/diner, both featuring charming multi-fuel burners that create a warm, cosy atmosphere. Upstairs, there are three bedrooms and a family bathroom, making this an ideal purchase for first-time buyers or investors alike. EPC Energy Rating D / Council Tax Band A.



## ENTRANCE HALL

UPVC double glazed door to the front, stairs to the first floor accommodation, a stone tiled floor and a telephone point and radiator.

## LOUNGE

19' 2" x 13' 3" (5.84m x 4.04m) (Maximum) (Approx) UPVC double glazed windows front and rear, two radiators and a television point. Fireplace with an inset multi fuel burner with tiled hearth. Coving to ceiling, tiled flooring.

## KITCHEN/DINER

13' 10" x 13' 4" (4.22m x 4.06m) (Approx) Fitted with a a range of base and wall units with worktop over, decorative part tiled walls and inset sink and drainer with mixer tap. Space for freestanding cooker, under counter fridge and a washing machine. Tiled floor, radiator, television point and a pantry with window to the side. UPVC double glazed windows to the side and rear and a door to the rear. A multi fuel burner provides a focal point and also has a small hob and oven.

## LANDING

UPVC double glazed window to the side, loft access and radiator.

## BEDROOM ONE

13' 4" x 9' 11" (4.06m x 3.02m) (Approx) UPVC double glazed window to the front, radiator and airing cupboard.

## BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) (Approx) UPVC double glazed window to the rear, television point and radiator.

## BEDROOM THREE

10' 0" x 6' 2" (3.05m x 1.88m) (Approx) UPVC double glazed window to the front, storage cupboard over the stairs and radiator.

## BATHROOM

Fitted with a two piece suite comprising of paneled bath with telephone taps and a pedestal wash hand basin. Part tiled walls, chrome heated towel rail, tiled flooring. UPVC double glazed window to the rear.

## WC

Fitted with a white close coupled WC. Part tiled walls, tiled flooring. UPVC double glazed window to the side.

## OUTSIDE

To the front, driveway provides off road parking with double gates leading to further parking to the side and a garage.

The southerly facing rear garden is a generous size and is low maintenance, consisting mostly of paved and patio areas and shrub borders.

## SUMMER HOUSE

5.21m x 2.25m (17' 1" x 7' 5") (Approx) This charming and versatile summer house offers endless potential, currently set up as a dog grooming salon but easily adaptable to suit a range of business ventures or personal hobbies. Featuring two windows and two doors for ample natural light and easy access, it also includes a cosy multi-fuel burner for year-round use. Outside, a patio area is enclosed with timber fencing and a gate provides a secure and peaceful setting.

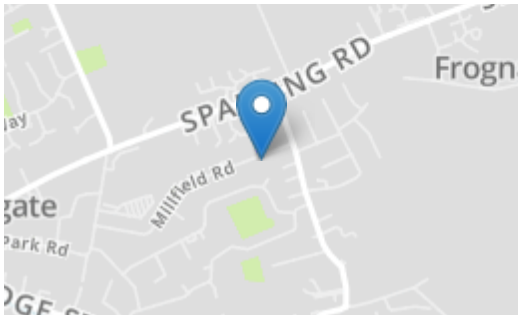
## GARAGE/OUTBUILDINGS

Detached with doors to the front and a personnel door to the side. power and light is connected. The garage also has plumbing connected for a washing machine.

There are two further timber outbuildings, both have light and power connections.

## AGENT NOTE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

