



**82A EASTGATE, DEEPING ST JAMES
 PE6 8HJ**

OFFERS OVER £415,000

FREEHOLD



**briggs
 residential**

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Be prepared to be amazed by this surprisingly spacious, quality, stone-built property which features a 39’ open plan living room and has landscaped gardens that back down to the River Welland. Built to a high specification and with underfloor heating to the ground floor, this spacious, quality home is set in one of Deepings’ most sought-after locations and has three bedrooms to the first floor with the master bedroom having an en-suite, a luxury kitchen and for those lazy Sunday afternoons a decked area and summerhouse overlooking the river. Don’t miss out on this very deceptive, individual, modern home.

Entrance door opening to

HALLWAY

With store cupboard, window to side elevation and staircase leading to first floor.

LIVING/DINING/KITCHEN 39’ x 15’ (11.89m x 4.57m)

A quite stunning room with a lounge area to the front with feature log-effect fire with attractive surround and wall-mounted TV point, understairs storage area, open access to the dining area and kitchen which has a range of quality wall and base units with built-in appliances, central island unit and breakfast bar, lantern window, window to rear elevation, seating area and door to rear garden.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LANDING

With access to loft via built-in ladder, built-in airing cupboard and window to side elevation.

BEDROOM ONE 13’ x 8’8 (3.96m x 2.64m)

With two built-in wardrobes, this room enjoys stunning views overlooking the rear gardens and countryside beyond from the Juliet balcony French doors.

EN-SUITE

Comprising double shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail and window to side elevation.

BEDROOM TWO 11’7 x 8’5 (3.53m x 2.57m)

With built-in wardrobes, radiator and window to front elevation.

BEDROOM THREE 8’6 x 5’10 (2.59m x 1.78m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin with cupboard below, low flush WC, heated towel rail and window to rear elevation.

OUTSIDE

The property is approached via a block-paved driveway which provides parking for up to four vehicles.

The rear landscaped, southerly facing gardens have a covered glazed loggia overlooking the gardens, which are mainly laid to a neatly kept lawn with well stocked borders and timber shed. Steps lead down to a further garden area with timber summerhouse and covered patio overlooking the River Welland with stunning views down the river and over open countryside.

EPC RATING: TBC

COUNCIL TAX BAND: C (SKDC)

Awaiting Floorplan

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