

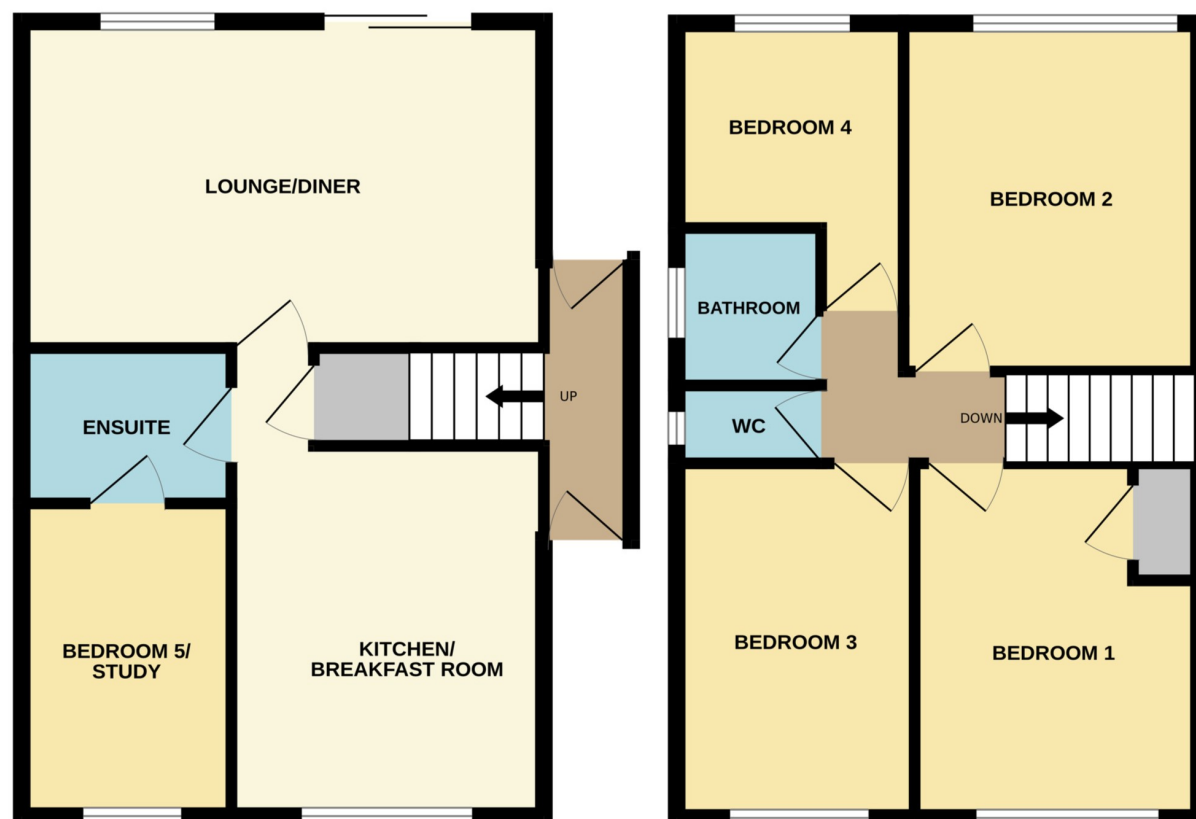


8 Manor Way, Deeping St James PE6 8PT

£325,000



***** DETACHED FAMILY HOME ***** This versatile four/five bedroom detached family home is ideally located within easy reach of local amenities and schooling. The well presented accommodation includes an entrance porch, a spacious kitchen/diner, and a generous lounge/diner with sliding doors opening onto the rear garden. A versatile ground floor fifth bedroom or study benefits from its own en suite shower room, offering ideal guest or work-from-home space. Upstairs, there are four further bedrooms, a family bathroom, and a separate WC. Outside, the property features off road parking and an enclosed rear garden with patio and gravel areas. EPC Energy Rating Currently Unavailable / Council Tax Band C.



UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Radiator. Stairs to first floor accommodation. UPVC double glazed door to the rear garden.

KITCHEN / DINER

15' 9" max 12' 6" min x 10' 6" (4.79m max 3.81m min x 3.20m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with swan neck tap over, tiled splashback. Oven and gas hob with extractor fan over. Integrated dishwasher and washing machine. Pantry, radiator, wall mounted boiler, inset spotlights and window to the front.

BEDROOM FIVE / STUDY

10' 6" x 7' 0" (3.20m x 2.14m) (approx) UPVC double glazed window to the front and radiator.

EN-SUITE SHOWER ROOM

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

LIVING ROOM

18' 7" x 10' 11" (5.66m x 3.34m) (approx) Radiator, coving to ceiling. UPVC double glazed patio doors to the rear. Double glazed window to the rear.

LANDING

Loft access.

BEDROOM ONE

12' 5" x 9' 11" (3.79m x 3.01m) (approx) Double glazed window to the front. Radiator and airing cupboard.

BEDROOM TWO

10' 11" x 9' 11" (3.34m x 3.02m) (approx) Double glazed window to the rear and radiator.

BEDROOM THREE

10' 9" x 8' 5" (3.27m x 2.57m) (approx) Double glazed window to the front and radiator.

BEDROOM FOUR

8' 5" x 6' 11" min(2.56m x 2.10m min) (approx) Double glazed window to the rear and radiator.

BATHROOM

Fitted with a two piece suite comprising bath with shower over and wash hand basin. Fully tiled, extractor fan, radiator and double glazed window to the side.

WC

Fitted with a two piece suite comprising wash hand basin and WC. Double glazed window to the side.

OUTSIDE

To the front, there is a gravel driveway and path leading to the front door.

To the rear, the garden is laid to lawn and enclosed by timber fencing. A path leads to a gravel area and shed.

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.

