

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**72 BRIDGE STREET, DEEPING ST JAMES
 PE6 8HA**

£300,000

FREEHOLD



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Offering surprisingly spacious accommodation, this 19th Century cottage features a living room with inglenook fireplace housing a cast-iron woodburner with exposed beams to ceiling leading through to a dining room is ideal for entertaining. The cottage also benefits from having a garden room overlooking the private, fully enclosed rear garden. To the first floor are two double bedrooms and a contemporary bathroom with walk-in double shower, whilst to the rear of the property is a garage and further parking for at least three vehicles. This much-loved and well cared for home, which is set in the heart of Deeping St James village, has excellent nearby walks along the River Welland and viewing is highly advised to appreciate the superb accommodation available and privacy of the gardens.

Front entrance door opening to

HALLWAY

With stairs with attractive runner leading to first floor, radiator and latched door opening to

LOUNGE 15'9 x 14'3 (4.80m x 4.34m)

A relaxing room featuring an inglenook fireplace housing a cast-iron woodburner with exposed beam above, exposed beams to ceiling, oak flooring, bespoke fitted storage, brick alcove, radiators, two windows to front elevation, door leading to Kitchen and open access through to

DINING ROOM 10' x 8'6 (3.05m x 2.59m)

With exposed beams to ceiling, radiator and window overlooking the rear garden.

INNER HALLWAY

With storage cupboard and access through to

KITCHEN 12'3 x 9'4 (3.73m x 2.84m)

A modern kitchen with Shaker-style wall and base units, glazed display cabinets, work surface, wall tiling, sink unit, built-in appliances, gas-fired central heating boiler, tiled flooring, window to rear elevation and door to

LANDING

With exposed beams.

BEDROOM ONE 14'10 x 12'2 (4.52m x 3.71m)

With feature exposed beam, a range of built-in wardrobes, radiator and triple-glazed window to front elevation.

BEDROOM TWO 11' x 9'5 (3.35m x 2.87m)

With radiator and window to rear elevation.

BATHROOM

A contemporary suite comprising walk-in double shower cubicle, wash-hand basin, low flush WC, traditional style radiator, towel rail, exposed beams and skylight window to rear elevation.

OUTSIDE

The property has a fully enclosed garden to the rear which is neatly kept and mainly laid to lawn with well stocked flower borders, mature shrubs, patio area, paving and timber summerhouse.

GARAGE

The garage door has been converted into a single door, but could easily be converted back into a garage if required.

GARDEN ROOM 12'9 x 9' (3.89m x 2.74m)

An impressive room enjoying views over the rear garden with a lantern window. This light and airy room is perfect for those lazy Sunday afternoons, with radiator, built-in cupboard housing washing machine and French doors opening onto the rear garden.

The property also has parking for three further vehicles and further vegetable garden.

EPC RATING: E

COUNCIL TAX BAND: C (SKDC)

Awaiting Floorplan

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