



**briggs**  
residential

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

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

**OFFERS OVER £265,000**

**FREEHOLD**



**T**his gorgeous cottage on Bridge Street, in the heart of Deeping St James, has now become available again and having been lovingly looked after by its present owner is offered for sale in excellent decorative order throughout. Featuring a 24' lounge/dining room with two windows to the front elevation, this property has a kitchen/breakfast room, two double bedrooms to the first floor, bathroom, cloakroom and fully enclosed gardens with views over the chapel. Perfect for a professional or retired couple, this character home has excellent nearby walks and viewing is highly advised to appreciate its superb location. Call the Briggs Team today to book your viewing.

Front entrance door opening to

#### **PORCHWAY**

With door opening to

#### **LOUNGE/DINING ROOM 24'8 x 11'10 (7.52m x 3.61m)**

A light and airy room with two windows to front elevation with the living area having an ornamental fireplace and TV point whilst the dining area, which is of an exceptionally good size and ideal for entertaining, has display shelves, radiators and stairs leading to first floor with understairs storage.

#### **KITCHEN/BREAKFAST ROOM 14'2 x 9'1 (4.32m x 2.77m)**

With a range of ample wall and base units with built-in oven with electric hob, integrated dishwasher, fridge space, work surface, wall tiling, breakfast area, radiator, window to rear elevation and door to

#### **LOBBY**

With door to rear garden.

#### **UTILITY ROOM**

With plumbing for washing machine and window to rear elevation.

#### **BATHROOM**

A contemporary bathroom with walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and window to side elevation.

#### **LANDING**

A good size landing with exposed beam and window to rear elevation.

#### **BEDROOM ONE 13'9 x 9'1 (4.19m x 2.77m)**

With exposed beams, radiator and dormer window to front elevation.

#### **BEDROOM TWO 11'11 x 7'6 (3.63m x 2.29m)**

With exposed beam, radiator, dormer window to front elevation and feature window to side elevation.

#### **CLOAKROOM**

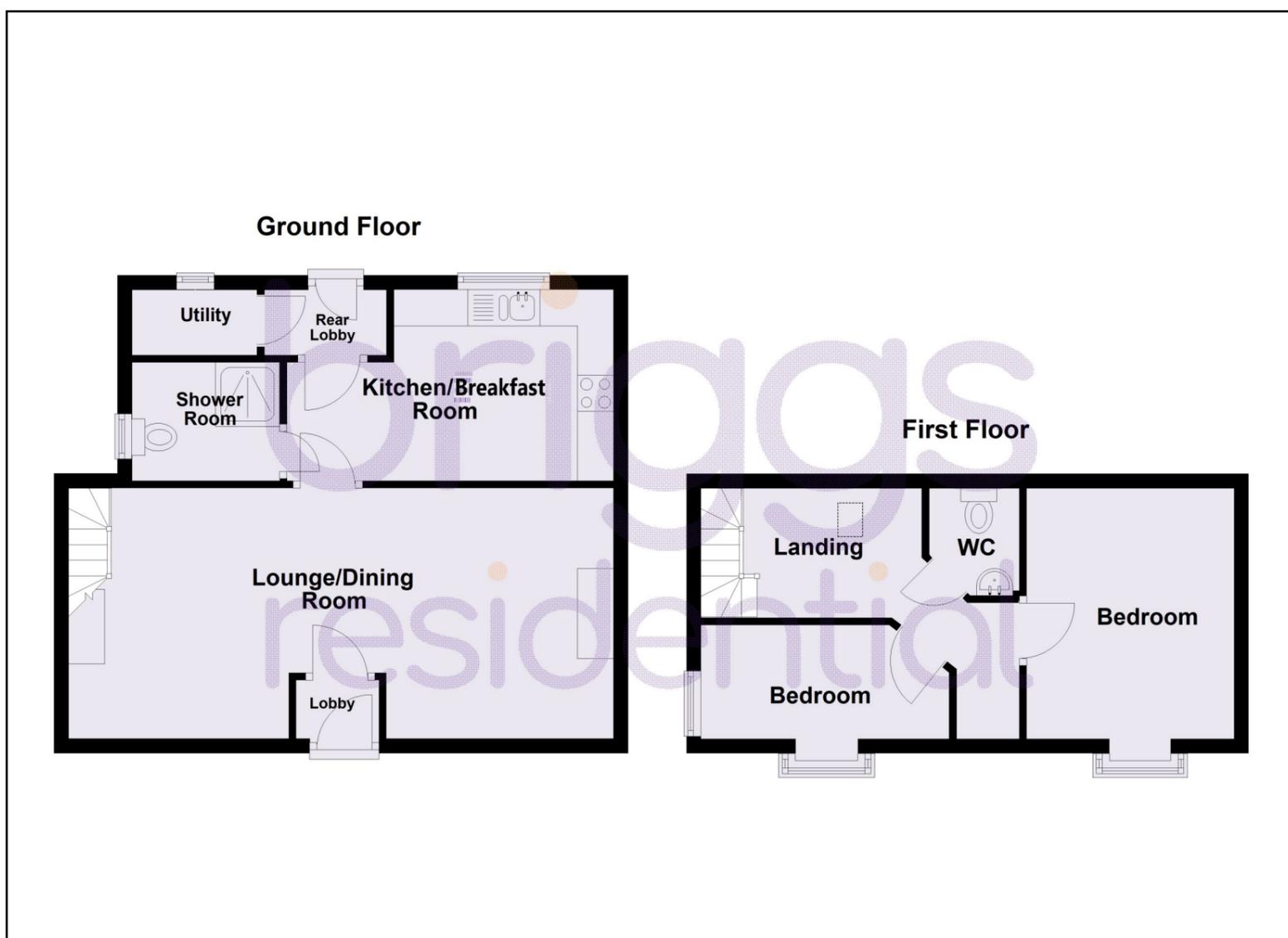
Comprising low flush WC and wash-hand basin.

#### **OUTSIDE**

The property has a good size fully enclosed rear garden with lovely views over the chapel. The gardens are mainly laid to lawn with well-stocked borders, two patio areas and access through to further hard-standing area and slabbed area.

EPC RATING: D

COUNCIL TAX BAND: A (SKDC)



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.