



200 EASTGATE, DEEPING ST JAMES  
PE6 8RD OFFERS OVER £585,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**S**ituated in one of Deeping's most exclusive locations and featuring an exceptionally large south facing garden which leads down to the River Welland enjoying countryside views beyond, is this individual detached family home. Extended to the rear and offering superb accommodation, this beautiful home has a good size kitchen with separate utility room and four reception rooms including a large lounge which opens through to the sitting room which has bi-folding doors overlooking the rear garden. To the first floor there are four double bedrooms with en suite to the master. The large block paved driveway provides ample parking and leads to a double garage. Viewing is highly advised.

Front entrance door opening to

**PORCHWAY**

With door opening to

**HALL**

An impressive entrance hall with radiator and stairs to first floor with fitted storage cupboard beneath.

**CLOAKROOM**

Comprising low flush WC, vanity unit housing wash hand basin, wall tiling, radiator and window to side aspect.

**LOUNGE** 18'4 x 13' (5.58m x 3.96m)

A good sized room with fire surround housing multi fuel cast iron burner, spotlighting, TV point, window to rear aspect and open access to

**SITTING ROOM** 16'4 x 13'3 (4.98m x 4.04m)

Presently used as a dining room, this light and airy room has bi-folding doors opening onto the rear garden, a lantern light, French doors opening onto the side patio and radiator.

**DINING ROOM** 10'10 x 10'4 (3.30m x 3.15m)

With radiator, window to rear aspect and open access to sitting room.

**STUDY** 10'10 x 10'6 (3.30m x 3.21m)

With radiator and window to front aspect.

**LANDING**

With airing cupboard, radiator, window to front aspect and access to part boarded loft.

**MASTER BEDROOM** 18'3 x 11'2 (5.56m x 3.40m)

A spacious bedroom with fitted wardrobes, spotlighting, TV point, radiator, window overlooking the rear gardens and door to

**EN SUITE**

Comprising shower cubicle, wash hand basin, low flush WC, tiled walls, tiled floor, heated towel rail and window to side aspect.

**BEDROOM TWO** 12'11 x 11'4 (3.93m x 3.45m)

With built-in double wardrobe, radiator and window to front aspect.

**BEDROOM THREE** 10'11 x 10'9 (3.32m x 3.27m)

With built-in double wardrobe, radiator and window to front aspect.

**BEDROOM FOUR** 10'11 x 10'5 (3.32m x 3.17m)

With built-in wardrobe, radiator and window to rear aspect overlooking the gardens.

**BATHROOM**

Comprising panelled bath with shower screen and shower above, vanity unit housing wash hand basin, low flush WC, shower cubicle, tiled floor, wall tiling and window to side aspect.

**KITCHEN BREAKFAST ROOM** 12'10 x 11'4 (3.91m x 3.45m)

A fitted quality kitchen comprising ample wall and base units with Corian work surface and breakfast bar, built in double oven with electric induction hob, with hot plate stand, integrated dishwasher, fridge and freezer, inset sink unit, built-in wine rack, TV point, corner carousel storage units, LED lighting, radiator, ceramic tile flooring, window to front aspect and door to

**UTILITY ROOM**

Comprising wall and base units, work surface, sink unit, pantry, plumbing for washing machine, space for tumble dryer, central heating boiler, tiled flooring, window to side aspect and side external door.

**OUTSIDE**

The large block paved driveway provides parking for many vehicles and leads to a detached double garage with electric roller door, power, lighting and EV charging point.

The superb grounds have a southerly aspect and are mainly laid to well kept lawns with various mature shrubs and trees with timber shed, summer house. Leading down to the River Welland with superb views, this lovely tranquil garden is perfect for those lazy Sunday afternoons.

EPC RATING: D



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