



**9 Broadgate Lane, Deeping St James, Lincolnshire PE6 8NW**

**£350,000**



**\*\*\* EXPANSIVE PLOT \*\*\*** This well presented three bedroom detached home is set in a highly desirable location and occupies a generous plot, offering excellent potential for extension (subject to the necessary permissions). The property briefly comprises a spacious entrance hall, a welcoming lounge featuring a log burner which opens into the dining room with French doors leading out to the garden, and an extended modern kitchen/diner. To the first floor, there are three well proportioned bedrooms and a contemporary shower room. Externally, the property benefits from ample off road parking to the front, in addition to a garage. The rear garden is beautifully landscaped and includes a substantial summer house, perfect for a variety of uses. EPC Energy Rating Currently Unavailable / Council Tax Band C.

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

UPVC double glazed window to the side. Radiator, tiled flooring, dado rail. Stairs to first floor accommodation with cupboard under.

**KITCHEN / DINER**

17' 7" x 7' 7" max (5.36m x 2.30m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Gas hob with extractor fan over. Space for fridge / freezer, washing machine and 3/4 dishwasher. Two radiators. UPVC double glazed windows to the side and to the rear. UPVC double glazed door to the side.

**LOUNGE / DINING ROOM**

23' 4" not including bay window x 11' 11" max (7.11m x 3.64m) (approx)

**LOUNGE**

Inset log burner with surround. Dado rail, radiator. UPVC double glazed bay window to the front.

**DINING ROOM**

Radiator, dado rail. UPVC double glazed sliding door to the rear.

**LANDING**

Loft access, dado rail. UPVC double glazed window to the side.

**BEDROOM ONE**

12' 0" x 10' 11" (3.65m x 3.34m) (approx) UPVC double glazed window to the rear. Storage cupboard housing boiler. Radiator.

**BEDROOM TWO**

11' 1" x 11' 0" (3.37m x 3.35m) (approx) UPVC double glazed window to the front. Radiator.

**BEDROOM THREE**

8' 0" x 7' 5" (2.43m x 2.27m) (approx) UPVC double glazed window to the front. Radiator.

**SHOWER ROOM**

Fitted with a three piece suite comprising walk-in shower, wash hand basin and WC. Chrome heated towel rail, partly tiled. UPVC double glazed window to the side.

**OUTSIDE**

To the front of the property, a gravel driveway provides ample off road parking and leads to the garage. There is also a well maintained lawned area with mature planting, low-level walling to the front boundary, and a block-paved pathway offering access to the rear garden.

The rear garden features a raised patio area, ideal for outdoor seating and entertaining. Attached to the rear of the garage are two useful brick-built storage cupboards. The remainder of the garden is predominantly laid to lawn, complemented by mature hedging, trees, a pond and established shrubs. A pathway leads to the rear of the garden, where a spacious summer house is situated.

**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.

