



**briggs**  
residential

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**60 CHURCH STREET  
DEEPING ST JAMES PE6 8HD  
£190,000**

**FREEHOLD**



Situated in the heart of Deeping St James village and in need of updating, this 18th Century, two bedroom, end-of-terrace cottage has a large driveway to the side providing ample parking leading to a single garage. Offering superb potential and with a wealth of character, viewing of this home is highly advised.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

**LOUNGE 14'8 x 11'4 (4.47m x 3.45m)**

A cosy room with open fireplace, exposed beams to ceilings and walls, radiator, window to front elevation and door leading to staircase.

**INNER HALLWAY**

With walk-in pantry and understairs storage cupboard.

**KITCHEN 11'9 x 6'7 (3.58m x 2.01m)**

With a range of base units, sink unit, window to rear elevation, cooker point and door to

**CONSERVATORY 10'6 x 8'5 (3.20m x 2.57m)**

Of UPVC construction with door leading to rear garden.

**BATHROOM**

Comprising shower cubicle, wash-hand basin, low flush WC, central heating boiler, radiator and window to rear elevation.

**LANDING**

With attractive panelled wall and window to rear elevation.

**BEDROOM ONE 15'7 x 8'1 (4.75m x 2.46m)**

With exposed beam, this light and airy room has windows to rear and side elevations, radiator and access to loft.

**BEDROOM TWO 11'7 x 7'9 (3.53m x 2.36m)**

With radiator and dormer window to front elevation.

**OUTSIDE**

The property is approached via a large driveway which provides parking for several vehicles and leads to a single garage.

The rear garden has patio area, vegetable area, brick-built shed and brick-built workshop, both with power and lighting.

EPC RATING: TBC

COUNCIL TAX BAND: A (SKDC)

Awaiting Floorplan