

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**3 LINCHFIELD CLOSE, DEEPING ST JAMES
PE6 8ER**

£375,000

FREEHOLD



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Situated in this small cul-de-sac within easy walking distance of The Deepings School, this extended family home has three large reception rooms whilst to the first floor there is an impressive 18' x 14' master bedroom with en-suite. The property also benefits from having an enclosed southerly-facing garden with large timber workshop. With a 24' lounge/dining room, this home also has a large family room to the rear with a vaulted ceiling and is perfect as a teenagers' area with its own private entrance. With a part-converted garage perfect as a utility or hobbies room, this individual property offers ample parking to the front and viewing is highly advised to appreciate its superb location.

ENTRANCE

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator and stairs leading to first floor.

LOUNGE/DINING ROOM 24'6 x 12'6 max (7.47m x 3.81m max)

A generously sized room with wall-mounted TV point, radiator, window to front elevation, dining area with radiator and French doors that lead onto the rear patio.

KITCHEN 11'4 x 8'7 (3.45m x 2.62m)

A modern kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, pantry, radiator, window to rear elevation and open-plan access to

BREAKFAST ROOM 15' x 7' (4.57m x 2.13m)

With skylight windows, further window to side elevation and French doors opening onto the rear garden.

FAMILY ROOM 18'10 x 11'5 (5.74m x 3.48m)

Presently used as a work room, with views over the garden, this large room could be perfect for a teenagers' area with its own private entrance, radiator and store room.

LANDING

With access to loft.

BEDROOM ONE 18'1 x 14'9 (5.51m x 4.50m)

A large room with vaulted ceiling, two windows to front elevation, dressing area, radiator and door to

EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, shelving, radiator and skylight window.

BEDROOM TWO 12'8 x 11' (3.86m x 3.35m)

With radiator and window to front elevation.

BEDROOM THREE 10'11 x 10'11 (3.33m x 3.33m)

With radiator, built-in wardrobe and window to rear elevation.

BEDROOM FOUR 10'6 x 7'6 (3.20m x 2.29m)

With radiator and window to rear elevation.

BATHROOM

Comprising P-shaped panelled bath with shower screen and shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

UTILITY/HOBBIES ROOM 16'3 x 7'3 (4.95m x 2.21m)

Converted from part of the garage with wall-mounted boiler, plumbing for washing machine and base units.

OUTSIDE

The property is approached via a large gravel driveway, which provides parking several vehicles. There is side access to the enclosed private rear garden which has a large patio area with pond, lawned gardens, mature shrubs and access to a timber workshop of 22' x 18' (6.71m x 5.49m) with power and lighting.

EPC RATING: B

COUNCIL TAX BAND: E (SKDC)



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