



41A EASTGATE, DEEPING ST JAMES
PE6 8HH OFFERS OVER £460,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Tucked away down a small private driveway of just three individual properties and situated in one of our areas' most sought after locations, this quality **FOUR BEDROOM** detached house has generous sized rooms throughout and is offered for sale with no chain. With lovely private gardens, this property is entered via an impressive hallway, has a large 20' x 18' lounge and has versatile accommodation with two bedrooms to the ground floor, with the master having an en-suite and two further bedrooms to the first floor, one with an en-suite. There is also a good size kitchen and large utility room. Viewing of this property is highly advised to appreciate its superb location.

Entrance door opening to

PORCHWAY

With door opening to

RECEPTION HALLWAY

An impressive entrance to this property with stairs leading to the first floor with cupboards below, radiator and cloaks cupboard.

LOUNGE/DINING ROOM 20'7 x 18'4 (6.27m x 5.59m)

A generous sized room with feature fireplace, radiators and windows to front and side elevations.

KITCHEN/BREAKFAST ROOM 13'10 x 11'4 (4.22m x 3.45m)

A recently installed kitchen with a range of quality wall and base units with built-in appliances, breakfast area, radiator and window to side elevation.

UTILITY ROOM 14'5 x 5'1 (4.39m x 1.55m)

With a range of wall and base units, radiator, window to rear elevation and side external door.

LANDING

BEDROOM THREE 15'8 x 13' (4.78m x 3.96m)

With radiator, access to eaves storage, skylight window, window to rear elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC and skylight window.

BEDROOM FOUR 13' x 6'3 (3.96m x 1.91m)

With radiator and skylight window to side elevation.

BEDROOM ONE 18' x 12'10 (5.49m x 3.91m)

With a range of wardrobes, radiator, bay window to front elevation and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC, bidet and window to side elevation.

BEDROOM TWO 13'5 x 13'1 (4.09m x 3.99m)

Presently used as a dining room, this large room has radiator and bay window overlooking the rear garden.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC and window to side elevation.

OUTSIDE

The property is approached via a gravel driveway which leads to a 15'7 x 16'5 (4.75m x 5.00m) garage with up-and-over door, power and lighting.

The rear gardens, which are enclosed by brick wall and fencing, provide a high degree of privacy and are mainly laid to well kept lawns with attractive flower borders and shrubs. There is a large patio area to the front southerly elevation, a timber shed and a further private garden to the side which is mainly laid to lawn.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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.