



16 STOWGATE, DEEPING ST JAMES
PE6 8RW

£770,000

FREEHOLD



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Situated in a rural location and just a ten minute drive from Market Deeping town centre, this exceptionally large five bedroom detached family home offers versatile accommodation throughout and also benefits from having a 44' x 22' industrial unit within the grounds. Entered via an impressive double-height hallway with galleried landing, this home has two exceptionally large reception rooms, a most impressive 20' x 19' L-shaped kitchen/dining room with vaulted ceiling, sitting room with bar, study and conservatory overlooking the grounds and swimming pool. With three bedrooms and luxury bathroom to the ground floor, this home, which is situated in approximately 3/4 acre, is set in a very peaceful location and is perfect for a family, someone who works from home or needs space for storage. Viewing is strictly by appointment, so book your viewing today of this unique quality home.

Entrance door opening to

PORCHWAY

With ceramic tiled flooring, window to side elevation, door to Cloakroom and door to Reception Hallway.

CLOAKROOM

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

RECEPTION HALLWAY 14'3 x 9'4 (4.34m x 2.84m)

A most impressive double-height entrance to this property with staircase leading to the first floor with galleried landing, radiator, ceramic tiled flooring and double opening doors to Dining Room and further entrance to Lounge and Kitchen.

LOUNGE 23' x 14' (7.01m x 4.27m)

A good size room ideal for entertaining with central fireplace, window to front elevation and patio doors to rear garden.

DINING ROOM 16' x 9'6 (4.88m x 2.90m)

Approached via double opening doors, this large room has window to side elevation, radiator and French doors opening onto the rear garden.

BEDROOM FIVE 10'10 x 9'8 (3.30m x 2.95m)

With radiator and window to front elevation.

FAMILY BATHROOM 11'6 x 7'5 (3.51m x 2.26m)

A contemporary suite comprising free-standing bath, low flush WC, wash-hand basin with cupboard below, walk-in double shower cubicle, tiled flooring and wall tiling.

LANDING

With two skylight windows.

MASTER BEDROOM 14'2 x 13'7 (4.32m x 4.14m)

With two dormer windows to front elevation, two radiators and door to

LUXURY EN-SUITE

Comprising roll-top bath, double shower cubicle with LED lighting, low flush WC, wash-hand basin with cupboard below, radiator and two dormer windows to rear elevation.

KITCHEN/DINING/FAMILY ROOM 20' x 20' (6.10m x 6.10m)

A most impressive L-shaped contemporary room featuring a vaulted ceiling with feature front window. The kitchen area has a range of fitted quality wall and base units with built-in appliances, central island unit, granite work surfaces and window to front elevation, dining area with TV point, family area, ceramic tiled flooring, radiators, double opening doors to the Conservatory and door to

UTILITY ROOM 9' x 8' (2.74m x 2.44m)

With a range of wall and base units, sink unit, plumbing for washing machine, work surface, ceramic tiled flooring and door to rear garden.

CONSERVATORY 17'6 x 11'8 (5.33m x 3.56m)

A large conservatory overlooking the grounds and swimming pool with tiled flooring, French doors opening onto the rear garden and door leading to

SITTING ROOM 21'9 x 11'8 (6.63m x 3.56m)

A large room with half-panelled walls, built-in bar, window to side elevation, door to Inner Hallway and door to

STUDY 13'1 x 8'8 (3.99m x 2.64m)

With radiator, window to side elevation overlooking the rear gardens and rear external door.

INNER HALLWAY

An L-shaped hallway with large built-in store cupboard.

BEDROOM THREE 12' x 11' (3.66m x 3.35m)

With radiator and window to front elevation.

BEDROOM FOUR 12' x 10'6 (3.66m x 3.20m)

With radiator and bay window to side elevation.

BEDROOM TWO 20' x 9'4 (6.10m x 2.84m)

With radiator, dormer windows to front and rear elevations, wardrobe and door to

EN-SUITE

Comprising walk-in double shower cubicle with LED lighting, low flush WC, wash-hand basin with cupboard below, wall tiling, heated towel rail and dormer window to rear elevation.

OUTSIDE

STORAGE UNIT 44' x 22' (13.41m x 6.71m)

A very useful unit with power, lighting and side door.

The mature private gardens are perfect for a young family and mainly laid to lawn surrounded by mature trees and shrubs and have a patio area, paving, summerhouse overlooking the swimming pool and outside lighting. This really is a peaceful place to be on those lazy Sunday afternoons.

The property is approached via a large driveway which provides parking for many vehicles and has a further driveway and parking to the storage unit.

EPC RATING: TBC

COUNCIL TAX BAND: C (SOUTH HOLLAND)

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