

**42 Towning Close, Deeping St James, Lincolnshire PE6 8HR**

**£340,000**



\*\*\* FOUR BEDROOM DETACHED HOME \*\*\* Situated in a cul-de-sac in the sought after Deeping St James, is this stunning family home. Briefly comprising entrance hall with stylish oak staircase and glass balustrades, cloakroom, three receptions rooms and modern kitchen/utility with marble topped island. The upstairs accommodates four bedrooms and a spacious family bathroom. Viewings recommended to really appreciate this home. Council Tax Band D - EPC Energy Rating D.

**UPVC DOUBLE GLAZED DOOR TO:**
**ENTRANCE HALL**

Cardean flooring, radiator. Stairs with oak and glass balustrade to first floor accommodation.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. Part tiled. UPVC double glazed window to the front.

**DINING ROOM**

11' 10" x 9' 01" (3.61m x 2.77m) (approx) Solid oak flooring, radiator, coving to ceiling. UPVC double glazed French doors with additional panel leading out to the garden. Door to:

**LOUNGE**

15' 10" x 3' 01" (4.83m x 0.94m) (approx)  
Feature fireplace with inset electric fire. Solid oak flooring, radiator, coving to ceiling, inset spotlights. UPVC double glazed bay window to the front. Glass panel French doors to:

**KITCHEN**

18' 10" x 14' 0" (5.74m x 4.27m) (approx)

Fitted with a range of eye level and base units with marble worktop over. Undermount sink and drainer with tiled splashback, and mixer tap over. Double eye level oven, inset microwave. Six ring gas hob on centre island, with cooker hood over. Space for American style fridge / freezer. Space and plumbing for washing machine, space for tumble dryer. Tiled walls, inset spotlights, two modern vertical radiators. UPVC double glazed windows to the rear. UPVC double glazed door and further window to the garden. Door to:

**CONVERTED GARAGE / FAMILY ROOM**

16' 0" x 8' 0" (4.88m x 2.44m) (approx)

Radiator, inset spotlights. UPVC double glazed door and window to the front.

**LANDING**

UPVC double glazed window to the side.  
Airing cupboard, coving to ceiling.


**BEDROOM ONE**

13' 0" x 10' 10" (3.96m x 3.30m) (approx)

UPVC double glazed window to the rear.  
Radiator, coving to ceiling.

**BEDROOM TWO**

12' 03" max 9' 11 min x 10' 01" (3.73m max 3.02m min x 3.07m) (approx)

UPVC double glazed window to the front. Built in double wardrobe, radiator.

**BEDROOM THREE**

9' 11" x 6' 11" (3.02m x 2.11m) (approx)

UPVC double glazed window to the rear. Coving to ceiling, radiator.

**BEDROOM FOUR**

7' 1" x 7' 1" (2.16m x 2.16m) (approx)

UPVC double glazed window to the front. Radiator, coving to ceiling, built in wardrobe, dado rail.

**BATHROOM**

Fitted with a three piece suite comprising corner bath with shower over, vanity wash hand basin and concealed cistern WC. Fitted drawers and cupboards. Heated towel rail, coving to ceiling, inset spotlights, fully tiled. UPVC double glazed window to the side.

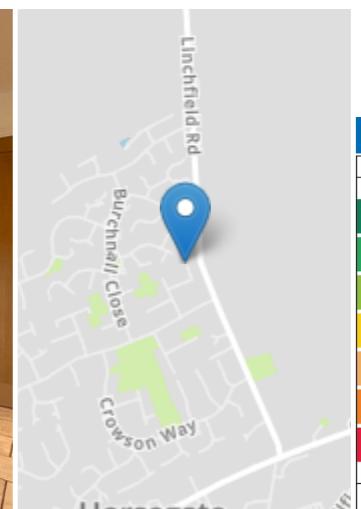
**OUTSIDE**

To the front, the garden is laid to lawn, with paving to accommodate further parking. Driveway with path leading to the gated rear access.

To the rear, there is a low maintenance garden enclosed by timber fencing. Raised fish pond - which can be easily dismantled, artificial lawn area, patio area and further gravelled area.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)	A	79	
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			