



103 RIVERSIDE, DEEPING GATE  
PE6 9AR OFFERS OVER £475,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**T**his individual Grade II Listed cottage is situated in an idyllic location overlooking the River Welland and features a lovely south facing cottage style rear garden with countryside views. With parking for many vehicles, this character home has three reception rooms incorporating two wood burners, exposed beams and stone walls, a sitting room with French doors opening onto the rear garden, an ECO friendly living roof and a newly installed boiler with 12 year warranty. To the first floor there are three double bedrooms. The superb cottage style gardens provide a high degree of privacy perfect for those lazy Sunday afternoons and viewing is highly advised.

Front entrance door opening to

**DINING ROOM** 13' x 12'2 (3.96m x 3.70m)  
With a wealth of character, this room has exposed stone and brick walls, exposed beams to ceiling and a recessed fireplace housing a cast iron burner with beam above; two radiators, stairs to first floor and window to front aspect.

**SITTING ROOM** 12'3 x 10'9 (3.72m x 3.28m)  
With fireplace housing cast iron wood burner, exposed stone wall, beams to ceiling, two radiators and window to front aspect.

**KITCHEN BREAKFAST ROOM** 17'2 x 14'9 (5.23m x 4.50m)  
Comprising ample wall and base units, built in oven with hob and extractor hood above, space and plumbing for American style fridge freezer, work surface, wall tiling, radiator, lantern light window, breakfast area, doors to boot room and utility area and open access to

**GARDEN ROOM** 14'3 x 12'9 (4.34m x 3.89m)  
This light and airy room has French doors with windows either side opening onto the southerly facing rear garden; further window to side aspect, TV point and radiator.

**UTILITY ROOM**  
With larder unit, radiator, stone floor and access to

**SHOWER ROOM**  
Comprising shower cubicle, wash hand basin, low flush WC, wall tiling and window to rear aspect.

**BOOT ROOM**  
With stone floor, radiator and door to rear garden.

**FIRST FLOOR LANDING**  
With exposed beams and stone wall and radiator.

**BEDROOM ONE** 11'7 x 8'2 (3.53m x 2.49m)  
With radiator, spotlighting and two windows to rear aspect overlooking the living roof to garden room and cottage garden beyond.

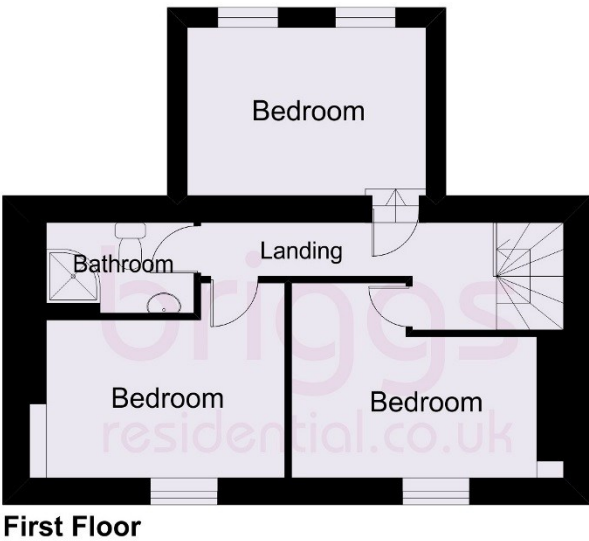
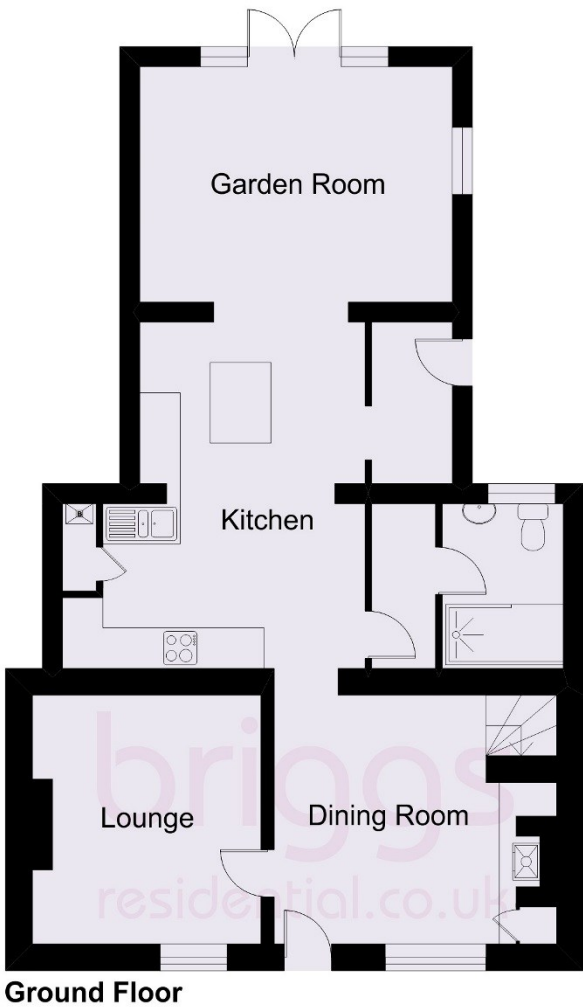
**BEDROOM TWO** 13'5 x 9'5 (4.09m x 2.87m)  
With radiator, exposed stone chimney breast and beams and window to front aspect overlooking the River Welland.

**BEDROOM THREE** 11'9 x 9'7 (3.58m x 2.92m)  
With radiator, exposed beams to ceiling, built in shelving, panelled wall and window to front aspect overlooking the River Welland.

**BATHROOM**  
Comprising shower cubicle, wash hand basin, low flush WC, exposed beams, heated towel rail and window to rear aspect.

**OUTSIDE**  
The large gravelled driveway provides parking for at least six vehicles and leads to the southerly facing cottage style gardens which are mainly laid to lawn with various mature trees, well stocked flower beds, summer house, covered entertainment area housing pizza oven, lawns and a natural garden for wildlife.

COUNCIL TAX BAND: C (PCC)



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