



12 THE PARSLINS, DEEPING ST JAMES  
PE6 8NR £237,000

FREEHOLD



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residential

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Market Deeping  
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Featuring a good size, enclosed, southerly-facing rear garden, this well-kept three bedroom semi-detached home is set in this popular location within easy access of local schools and benefits from a good size lounge/dining room. With parking for three cars leading to a garage with workshop to the rear, this home has UPVC double glazing, gas-fired central heating and is perfect for a young family.

Sliding entrance door opening to

**PORCHWAY**  
With UPVC front entrance door opening to

**HALLWAY**  
With parquet wood-block flooring and stairs leading to first floor with cupboard below.

**LOUNGE/DINING ROOM** 26'9 x 12'3 (8.15m x 3.73m)  
With parquet wood-block flooring, this large room has radiators, window to front elevation and French doors opening to rear garden.

**KITCHEN** 10'2 x 8'2 (3.10m x 2.49m)  
A modern kitchen with a range of ample wall and base units with work surface, wall tiling, cooking range by negotiation, fridge space, sink unit, tiled flooring, window to rear elevation and door to rear garden.

**LANDING**  
With access to loft.

**BEDROOM ONE** 12' x 11'8 (3.66m x 3.56m)  
With radiator and window to rear elevation.

**BEDROOM TWO** 11'9 x 11' (3.58m x 3.35m)  
With radiator and window to front elevation.

**BEDROOM THREE** 8'6 x 7'5 (2.59m x 2.26m)  
With radiator and window to front elevation.

**BATHROOM**  
A large bathroom comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, central heating boiler, radiator and window to rear elevation.

**OUTSIDE**  
The property has a driveway which leads to a single garage with workshop behind.

The southerly-facing rear garden, which is fully enclosed by fencing, is mainly laid to lawn with large patio area and various shrubs.

EPC RATING: D COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan

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