



17 EASTGATE, DEEPING ST JAMES
PE6 8HH £675,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

With a 2.5 acre (STS) paddock to the rear (accessed directly from the garden or vehicular access from Back Lane), this greatly improved and extended detached cottage offers deceptively large accommodation accessed from the impressive entrance hall which has exposed beams and stone wall. The superb ground floor includes an open plan kitchen family room with bi-folding doors opening onto the private garden, large utility room, a 15' lounge with bi-folding doors which open to the kitchen family room and a further versatile reception room which could also be used as a fourth bedroom. To the first floor there are three double bedrooms with en suite to the master and a family bathroom. To the rear is a contemporary pergola with opening roof overlooking the formal gardens and there is gated access to the paddock which has rear access from Back Lane. The gated driveway to the side has electric gates leading to parking for many vehicles and an EV charging point. This individual home, with its contemporary extension to the rear is ideal for equestrian lovers and must be seen.

Front entrance door opening to

ENTRANCE HALL

With double height ceiling, this entrance hall has exposed stone wall and beams, radiator and stairs to first floor.

STUDY/SITTING ROOM/FOURTH BEDROOM 11'5 x 10'3 (3.48m x 3.12m)

With exposed beam, LED lighting, radiator and windows to front and side.

LOUNGE 15'10 x 13'3 (4.83m x 4.04m)

With integrated ceiling speakers, radiator, LED lighting, wall mounted TV point, window to side aspect and bi-folding doors providing access to

KITCHEN DINING FAMILY ROOM 28'7 x 17'7 (8.71m x 5.36m)

This light and airy room has bi-folding doors opening onto the patio and a further window to rear aspect. The contemporary kitchen comprises wall and base units, two built in ovens one with microwave functionality; induction hob with mirror splashback and extractor above; plumbing for American style fridge freezer, Quartz work surface with LED lighting beneath, integrated dishwasher, granite sink, Smart LED lighting and larder unit. The family area has wall mounted TV point, integrated ceiling speakers, contemporary radiators and door to inner hallway.

UTILITY ROOM 13'5 x 14'10 max (4.09m x 4.52m)

An L-shaped room with wall and base units, sink unit, central heating boiler, plumbing for washing machine, radiator, LED lighting, window to front aspect and external door.

SHOWER ROOM

With double shower cubicle, wash hand basin, low flush WC, heated towel rail, built in cupboard, wall tiling, LED lighting and window to side aspect.

LANDING

With exposed beam to ceiling and access to eaves storage.

MASTER BEDROOM 12'3 x 12' (3.73m x 3.65m)

With fitted wardrobe, wall mounted TV point, radiator, Smart LED lighting, window to rear aspect and door to

EN SUITE

Comprising double shower cubicle housing rainfall shower, vanity wash hand basin, low flush WC, heated towel rail, LED lighting and wall tiling.

BEDROOM TWO 19' max x 11'4 (5.79m x 3.45m)

With radiator, Smart LED lighting and window to rear aspect overlooking the rear garden and countryside beyond.

BEDROOM THREE 12'8 x 9'3 (3.86m x 2.82m)

With beam to ceiling, radiator, LED lighting and two windows to front aspect.

BATHROOM

Comprising shower cubicle, wash hand basin, low flush WC, wall tiling, LED lighting and window to front aspect.

OUTSIDE

Set behind a stone wall, the driveway provides parking for two vehicles and leads to electric gates which open to parking for two further vehicles with EV charging point and this leads to a single garage with up and over door, storage and workshop beyond which has power, lighting and Wi-Fi extender. The property benefits from Cat6 cabling throughout which also runs under the patio into the workshop

The superb garden comprises a neatly kept lawn as well as a feature gravel garden with shrubs, fig tree, timber path, greenhouse and outside tap. There is an aluminium pergola over the patio with opening roof, water feature, built in drainage feature and fitted screens offering height adjustable privacy and protection against the elements making it versatile for all weathers. The 2.5 acre (STS) paddock is accessed directly via gates from the garden as well as vehicular access from Back Lane.

EPC RATING: D
COUNCIL TAX BAND: D



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