



CLEMATIS COTTAGE, DEEPING ST JAMES  
PE6 8HA £180,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**F**eaturing superb views over the River Welland, this Grade II Listed thatched cottage has a wealth of character throughout with exposed stone walls and beams. With two bedrooms to the first floor this home has two reception rooms and is offered for sale with no chain. Viewing is highly advised.

Front entrance door opening to

**LOUNGE** 14'2 x 9'10 (4.31m x 2.99m)

This cosy room has fireplace, exposed stone wall, exposed beams to ceiling, radiator, TV point and window to front aspect.

**DINING ROOM** 13'7 x 8' (4.14m x 2.43m)

An attractive room with exposed stone wall and beams and window to rear aspect.

**KITCHEN** 9'2 x 7'4 (2.79m x 2.23m)

Comprising wall and base units, built in oven with gas hob and extractor hood above, plumbing for washing machine, fridge space, work surface, sink unit, door to rear garden with windows either side.

**BATHROOM**

Comprising panelled bath, low flush WC, wash hand basin, wall tiling, radiator and window to rear aspect.

**LANDING / BEDROOM TWO** 13'8 x 6'5 (4.16m x 1.95m)

A lovely room with many exposed beams to the ceiling and access to

**BEDROOM ONE** 13'8 x 9'3 (4.16m x 2.81m)

With beams to ceiling, radiator and window to front aspect.

**OUTSIDE**

The property has an enclosed low maintenance rear garden which with stone wall.



FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE - REF = bgp1332/0760 - © www.homeplansepc.co.uk 2019

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.