



Eastgate, Deeping St. James PETERBOROUGH
£625,000 Freehold

**Sharman
Quinney**

Key Features



- Grounds of 1/3 acre (STS)
- Backing on to River Welland
- Four Reception Rooms
- Four Bedrooms
- First Floor Lounge with large Balcony

Accommodation Includes

Entrance Hall

With stairs rising to the first floor, doors to:

Kitchen

4.57m x 3.27m (15' x 10'8"). Fitted with a modern range of base and eye levels, integrated double oven, five ring gas hob, integrated dishwasher, space for tumble drier, integrated fridge freezer, windows to side and rear overlooking the gardens.

Dining Room

4.76m x 3.65m max (15'7" x 11'11" max). Window to side aspect.

Garden/Family Room

3.63m x 3.32m (11'11" x 10'10"). With window providing views over the garden and door opening out on to the patio seating area.



Cloakroom

Fitted with a two piece suite comprising wash hand basin and WC, window to rear.

Bedroom One

4.28m x 3.80m (14' x 12'5"). Window to front, fitted bedroom suite, door to:

Jack and Jill Bathroom

3.83m x 2.91m max (12'6" x 9'6"). Refitted with a modern three piece suite comprising shower enclosure, pedestal wash hand basin, WC, window to side.

Bedroom Two/Office

3.68m x 3.61m (12'1" x 11'10"). With windows to the front and rear aspects.

First Floor Landing

Doors to:

Living Room

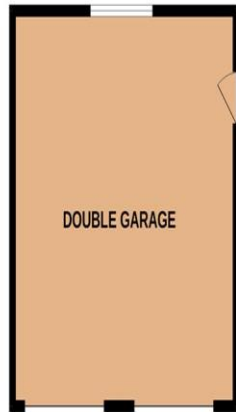
7.43m x 4.78m plus large recess/storage (24'4" x 15'8" plus large recess/storage). A truly magnificent room with doors to the rear providing access on to the large balcony area and views over the gardens beyond. Fireplace with fitted living flame effect gas fireplace, large recess space top front presently used as a bar area with windows to the front.

Bedroom Three

2.92m x 2.83m plus wardrobe area (9'7" x 9'3" plus wardrobe area). With large door to the rear providing access on to the balcony and views beyond, fitted wardrobes, door to:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Jack and Jill Bathroom

Refitted with a modern three piece suite comprising shower enclosure, wash hand basin in vanity unit, WC, window to side.

Bedroom Four

3.75m x 2.65m plus recess (12'3" x 8'8" plus recess). Window to front, fitted double wardrobe.

Outside

The property is set back behind a block paved in out driveway with a further block paved driveway to the side providing ample off road parking leading to the detached double garage.

The rear spacious garden extend to approx. 1/3 acre (sts) and provide a stunning outlook with lawns and mature trees running down to the banks of the River Welland. There is a large patio seating area leading off from the rear of the house alongside a variety of planted areas and beds. There is also an external staircase providing access to the first floor balcony seating area opening off from the lounge.

Double Garage

5.58m x 5.43m (18'3" x 17'9"). Two electric remote controlled roller shutter doors to front, window to rear, courtesy door to garden, eaves space storage.

To view this property call Sharman Quinney on:
01778 343322

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