



**PENDLEBURY DRIVE, DEEPING ST JAMES, PE6 8QF**  
**£275,000 FREEHOLD**

A DELIGHTFUL, DETACHED FAMILY HOME, WELL LOCATED AND ADJOINING OPEN GREENS AT THE REAR, MINUTES FROM PARKS AND LOCAL PRIMARY SCHOOLS. A WELCOMING PROPERTY WITH THREE-BEDROOM, MODERN BATHROOM, LONG LIGHT SITTING ROOM WITH DINING AND A BRIGHT KITCHEN, OFF ROAD PARKING AND SINGLE GARAGE.

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for every step...



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Set toward the end of a popular enclave, close to local primary schools and enjoying open greens behind, you approach the attractive façade, along the garden path and part glazed composite entrance door through to:

#### **ENTRANCE HALL**

A bright reception greets you, with stairs to the first-floor accommodation, handy under stairs storage and finished with wood effect flooring.

#### **SITTING ROOM/DINING**

22'10 x 11' (max) 8' (min) a fantastic space, light and airy with UPVC bow window to the front aspect and UPVC French Doors onto the attractive rear gardens, ample space for comfy sofas and family dining, finished with wood effect flooring, dual radiator, power points and TV point.

#### **KITCHEN**

9'5 x 8'11 another light space with UPVC window to the rear and part glazed UPVC door to the side, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four ring gas hob with extractor hood over, plumbing and space for washing machine, plumbing and space for dishwasher, fridge freezer space, power points and finished with wood effect flooring.

#### **LANDING**

A bright landing with UPVC window to the side aspect, recessed airing cupboard and loft access.

#### **BATHROOM**

With frosted UPVC window to the rear aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with wall mounted shower over, fully tiled walls, tiled flooring, chrome heated towel rail and ceiling spotlights.

#### **BEDROOM**

9'10 x 8'6 with UPVC window to the rear aspect and views over open greens, recessed double wardrobe with hanging rails, radiator and power points.

#### **BEDROOM**

11'7 x 9'9 with UPVC window to the front aspect, recessed double wardrobe with hanging rails, radiator and power points.

#### **BEDROOM**

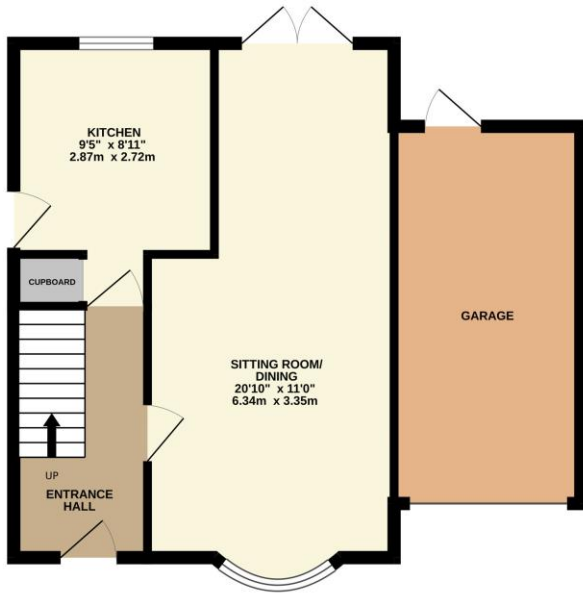
7'2 x 8'4 with UPVC window to the front aspect, radiator and power points.

#### **OUTSIDE**

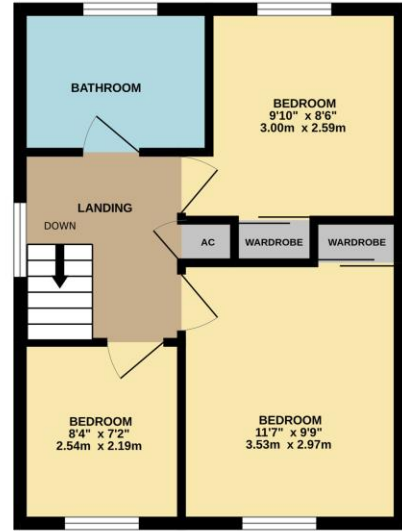
A fantastic location adjacent to open green at the rear, minutes from a play park and local primary school, and just a short stroll to Market Deeping town. The frontage is open with neat lawns and driveway to the side offering off road parking, leading to a SINGLE GARAGE, with up and over door, power and light connect and pedestrian door on to the rear gardens. At the rear the gardens are enclosed by fencing and mainly laid to lawn with a selection of planting and raised composite decking to the rear, to catch the last of the evening sun.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
(82+)	A		
(61-81)	B		85
(55-60)	C	70	
(45-54)	D		
(35-44)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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