



**FRASER CLOSE, DEEPING ST JAMES, PE6 8QL**  
**£250,000 FREEHOLD**

An attractive, modern semi-detached home well-appointed throughout and ready to go. A great first time buy benefiting from a refitted kitchen with integrated appliances and refitted bathroom. A bright sitting room, three bedrooms, single garage and good-sized gardens.

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## **ACCOMMODATION**

Pass the neat front lawns and down the garden steps, flanked by the long driveway, up to the UPVC entrance door through to:

### **ENTRANCE LOBBY**

A bright and welcoming entrance lobby with UPVC window to the side aspect, handy recessed coats cupboard, wood effect flooring and engineered oak door through to:

### **SITTING ROOM**

**14'11 x 13'10** a nice sized sitting room, light and inviting with UPVC window to the front aspect, contemporary part panelled walls, side stairs to the first floor accommodation, radiator, power points and finished with wood effect flooring.

### **KITCHEN DINING**

**14'11 x 9'6** a great space with dual UPVC windows to the rear aspect and part glazed UPVC door onto the rear gardens, comprising a range of modern high gloss base and eye level storage units, incorporating solid wood work surface with stainless steel sink inset and mixer tap over, a range of integrated appliances including double oven and induction hob with extractor fan over, integrated dishwasher and

washing machine, integrated fridge and freezer, vertical radiator, power points, tiled flooring and concealed wall mounted boiler.

### **LANDING**

Contemporary part panelled walls and loft access.

### **BEDROOM**

**10'7 x 8'2 (min) 10'6 (max)** a good double bedroom with UPVC window to the front aspect, recessed storage cupboard and fitted double wardrobe with hanging rails and shelving, radiator, power points, TV point and finished with wood effect flooring.

### **BEDROOM**

**7'7 x 6'4** currently a lovely dressing room, with UPVC window to the front aspect, radiator and power points.

### **BEDROOM**

**11'3 x 8'2 (min) 10'6 (max)** another double bedroom with UPVC window to the rear aspect, radiator, power points and wood effect flooring.

## **BATHROOM**

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

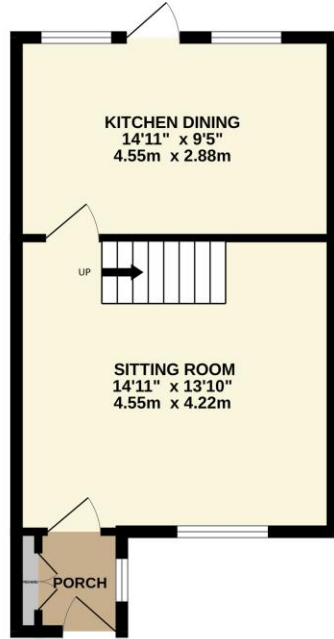
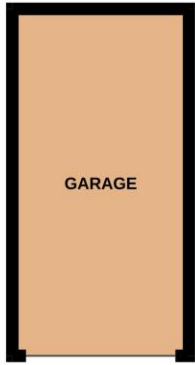
## **OUTSIDE**

Well located within a popular enclave close to open greens and local amenities, around a 15 minute walk into town. The frontage is open with neat lawns and garden path, a long gravel driveway to the side offers off road parking and leads to a **SINGLE GARAGE** with up and over door. Gated side access leads to the rear gardens which are a good size and mainly enclosed by panel fencing, patio seating leads to a timber sleeper edged lawn with shrub borders.

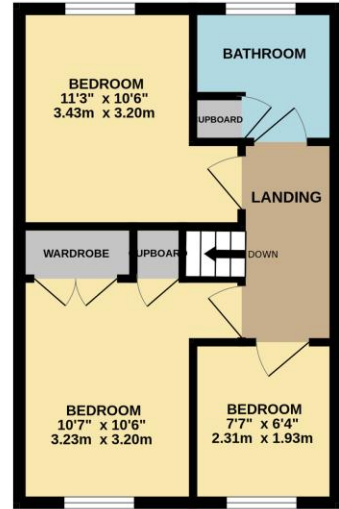




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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
More energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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