



HEREWARD WAY, DEEPING ST JAMES, PE6 8QA

**£275,000 FREEHOLD**

A much improved and well-appointed detached bungalow enjoying recently revamped private rear gardens and a short stroll to riverside walks. Generous sitting room with contemporary wood burner, refitted kitchen, three bedrooms and modern bathroom.

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Cross the extended driveway and through the dual timber gates, continue along the drive and up to the UPVC entrance door, through to:

**ENTRANCE HALL**

a modern and contemporary finish greets you that continues throughout the property, with handy recessed storage, radiator, power points and loft access.

**SITTING/ DINING ROOM**

**17'5 x 10'9** a fantastic living space, with ample space for sofas and dining table with UPVC French doors opening through to the Conservatory, and additional light tunnel in the dining area, contemporary wood burner with modern back plate and hearth, radiator, power points, TV point and finished with wood effect flooring.

**CONSERVATORY**

**11' x 7'2** a lovely addition to enjoy the private gardens, UPVC construction with French doors to the side aspect and tiled flooring.

**KITCHEN**

**10'9 (max) x 10'9 (max) L shape** a lovely bright kitchen with UPVC windows to the rear and side aspects, recently updated and comprising a range of refitted base and eye level

storage units, incorporating roll edge work surface with stainless steel sink inset, integrated stainless steel oven and four ring hob with stainless steel extractor fan over, plumbing and space for washing machine, fridge freezer space, power points and ceiling spot lights.

**BATHROOM**

with frosted UPVC window to the side aspect, comprising a three piece suite, low level; WC, wash hand basin and curved panel bath with glass screen and shower over, fully tiled walls, radiator and tiled flooring.

**BEDROOM**

**16'2 x 10'11** a great space with UPVC window to the front aspect, recessed double wardrobe with hanging rails, radiator, power points and TV point.

**BEDROOM**

**10'8 x 9'3** another double bedroom with UPVC window to the front aspect, fitted single wardrobe, radiator and power points.

**BEDROOM**

**7'8 x 7** with UPVC window to the side aspect, with fitted double wardrobe with hanging rails, radiator and power points.

**OUTSIDE**

A great location adjacent to the grounds of the Deeping St James County Primary School, the frontage has been hard landscaped extending the off-road parking to at least three vehicles. With dual timber gates opening onto further parking. A second timber gate opens through to the rear gardens and a SINGLE GARAGE 16'6 x 7'10 up and over door, power and light connected, currently a gym/workshop. The rear gardens offer a good degree of privacy and are enclosed by fencing, having undergone a recent overhaul with new lawns shrub borders and patio seating area.





GROUND FLOOR  
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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