



BROWNLOW DRIVE, DEEPING ST JAMES, PE6 8HL
£360,000 FREEHOLD

A wonderful family home, set within a popular enclave just minutes from riverside walks and local amenities. Improved and reconfigured over recent years with a fantastic, refitted kitchen day room, comfortable sitting room and versatile cinema room, four bedrooms and generous gardens.

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ACCOMMODATION

Set along a popular causeway just minutes from riverside walks, an established detached family home, you cross the block paved driveway and under the canopy porch with part glazed entrance door through to:

ENTRANCE HALL

A long light entrance hall with stairs to the first-floor accommodation, finished with tiled flooring, radiator and understairs storage cupboard.

CLOAKROOM

With frosted window to the side aspect, low level WC and wash hand basin, ½ tiled walls, tiled flooring and radiator.

CINEMA ROOM

16'1 x 8' a great addition to the accommodation, currently a wonderful cinema room with a darkened paint pallet to allow you immerse yourself in the latest blockbuster, with radiator, power points and ceiling spotlights.

SITTING ROOM

14'8 x 12'3 another great reception room with double glazed window to the front aspect, feature media wall with recess for wall mounted television and contemporary fireplace, radiator, power points and wall lighting.

KITCHEN DAY ROOM

26'11 x 9'4 a cleverly reconfigured living space, opened up to maximize the room with double glazed window to the rear aspect, sliding patio doors onto the rear gardens and part glazed door to the side, comprising a ranger of quality refitted base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and boiling water tap, integrated appliance including oven and hob, integrated dishwasher and integrated fridge freezer, plumbing and space for washing machine, vertical radiator, power points, ceiling spotlights and tiled flooring.

LANDING

With double glazed window to the front aspect and doors spanning out.

BEDROOM

11'10 x 12'3 a good double bedroom with double glazed window to the rear aspect, radiator and power points.

BEDROOM

14'5 x 8'7 another good bedroom with double glazed window to the rear aspect, fitted twin double wardrobes with hanging rails, radiator and power points.

BEDROOM

8'8 x 7'10 with double glazed window to the front aspect, radiator and power points.

BEDROOM

12'4 x 12'3 another double bedroom with double glazed window to the front aspect, radiator and power points.

SHOWER ROOM

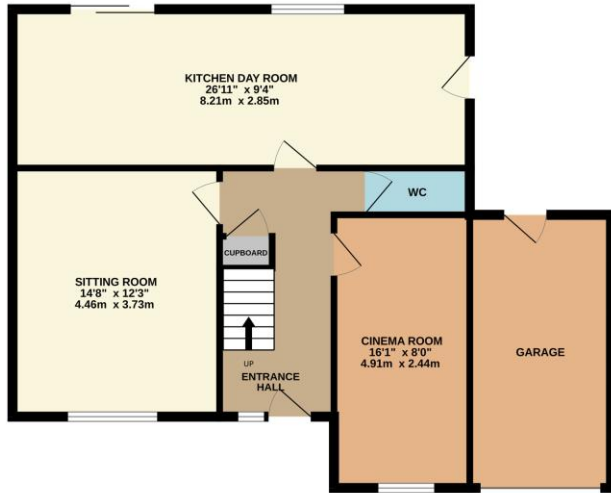
With frosted double glazed window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle with shower over, fully tiled walls, tiled flooring radiator and ceiling spotlights.

OUTSIDE

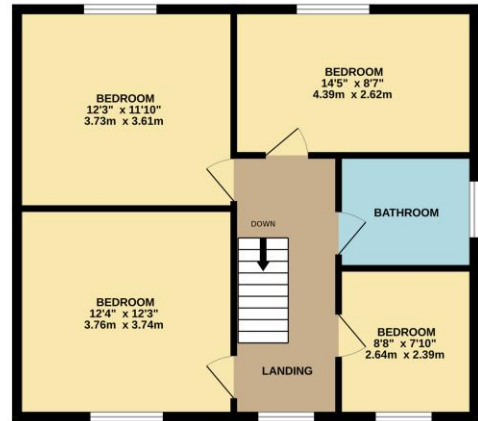
Set in a popular enclave, just minutes from riverside walks, the frontage is open and mainly laid to lawn with shrub borders, a block paved driveway offers off road parking and leads to a SINGLE GARAGE with electric remote up and over door. Gated access to the rear gardens which are enclosed by fencing and hedging, with good sized lawns and a selection of mature trees and shrubs, seating areas and outside lighting.



GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



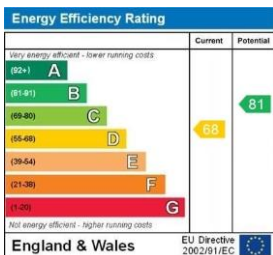
1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.7 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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