



EASTGATE, DEEPING ST JAMES, PE6 8RB
£795,000 FREEHOLD

A handsome and impressive stone property, a beautifully crafted bespoke family home with a classic yet contemporary flow and a sharp open plan design, packed with technology around an eco-friendly core, with ground source heating, heat recovery ventilation and rainwater harvesting, set in generous gardens flanking the banks of the river.

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Cross the long frontage past the attractive Oak boarded carport and onto the extensive gravel driveway stepping up to the solid entrance door, opening through to:

RECEPTION/SNUG

14'8 x 18'2 opening through to the kitchen day room 44'1 a beautiful reception greets you an open plan flow spans out in front of you, a versatile living space, light and inviting with box bay window to the front aspect and dual arrow windows to the side, engineered walnut flooring and underfloor heating, stepping down to:

INNER HALL

18'1 x 7'2 (min) 10'10 (max) finished with engineered walnut flooring, underfloor heating, reverse stairs to the first-floor accommodation, walk in coats cupboard and ceiling spotlights.

CINEMA ROOM

13'5 x 9'10 and who doesn't like movies, a purpose-built cinema room with projector, screen and surround sound, underfloor heating and window to the front aspect.

CLOAKROOM

With frosted window to the side aspect, comprising a modern two-piece suite, low level WC, wash hand basin, ½ tiled walls, tiled flooring and underfloor heating.

UTILITY/BOOT ROOM

9'10 x 9'2 a handy room with window to the rear aspect and glazed door onto a breakfast patio area, with modern base and eye level storage units, roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, space for tumble dryer, concealed storage housing the ground source heating system, tiled flooring ceiling spotlights, underfloor heating and Plant Room.

KITCHEN DAY ROOM

21'11 x 25'6 opening to 44'1 into the reception/snug the heart of the home and the focal piece of this stunning family home, a bright living space with French doors to the side aspect on to the breakfast patio and further French doors and glazed panel opening onto the southerly facing rear gardens, comprising a bespoke contemporary kitchen based around a sizable central island unit with moulded Corian work surface and inset sink with Quooker tap over, integrated appliances including dishwasher, fridge and freezer, integrated double width oven and six ring gas hob with stainless

steel extractor fan over, inset ceiling speakers, ceiling spotlights and finished with engineered walnut flooring, underfloor heating, stepping down to:

SITTING ROOM

17'5 x 19'10 a stunning room light and spacious with Bi-fold doors opening onto the southerly facing rear gardens and further French doors to the side, vaulted ceiling, inset ceiling speakers, attractive tiled flooring and underfloor heating.

LANDING

24'2 x 7'2 (min) 10'5 (max) a long landing with accommodation spanning out along, with windows to the front and rear aspects, loft access with ladder.

BEDROOM

9'10 x 10'9 a lovely double bedroom with window to the front aspect, ceiling spotlights and underfloor heating.

BEDROOM

14'4 x 10'9 with dual UPVC windows to the front aspect, ceiling spotlights and underfloor heating.

EN SUITE

With frosted window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and double shower cubicle, ½ tiled walls, tiled flooring and underfloor heating.

FAMILY BATHROOM

With frosted window to the side aspect, comprising a modern quality three-piece suite, low level WC, bespoke wash hand basin with wall mounted taps and large Oval Air Bath with shower attachment, fully tiled walls, tiled flooring, chrome heated towel rail, ceiling spotlights and underfloor heating.

BEDROOM

13'7 x 9'5 another double bedroom with window to the rear aspect, ceiling spotlights, double wardrobe with hanging rails and underfloor heating.

EN SUITE

Comprising a modern three-piece suite, low level WC, wash hand basin and double shower cubicle, ½ tiled walls, tiled flooring, chrome heated towel rail, ceiling spotlights and underfloor heating.

PRINCIPAL BEDROOM SUITE

26'1 x 15' a striking principal bedroom, you enter a bespoke DRESSING ROOM 14' x 14'4 with a range of fitted furniture including three double wardrobes and vanity unit, walk in airing cupboard and underfloor heating, opening through to the Bedroom area 15' x 13'8 with French doors to the rear aspect with Juliet balcony and views over the garden and river beyond, ceiling spotlights and underfloor heating.

EN SUITE

13'7 x 6' a beautifully appointed en suite with frosted window to the side aspect, comprising a four-piece suite, low level WC, dual bespoke wash hand basins with dual wall mounted taps and walk in wet area with glass screen and dual showers, fully tiled walls, tiled flooring, chrome heated towel rail and underfloor heating.

OUTSIDE

A wonderful location along the ever-popular Eastgate, Deeping St James enjoying southerly facing grounds of around ¾ acre (STMS) that lead down to the banks of the river Welland. The attractive frontage is partially enclosed by hedging and fencing with long sweeping gravel driveway leading to an Oak Boarded DOUBLE CARPORT with power and light and generous parking. Dual gated access to the rear gardens which are beautifully tended with large patio entertaining area, stepping down to attractive lawns and well stocked beds and borders, there is a hidden breakfast patio which catches the morning sun. the gardens continue over the bank with large lawns and a wilding garden with mature trees and mowed pathways meandering down to the banks of the river with views over fields beyond.



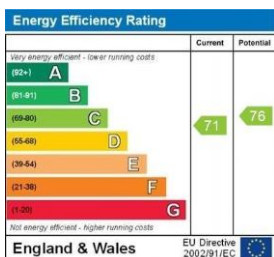
GROUND FLOOR
1994 sq.ft. (185.3 sq.m.) approx.

1ST FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 3256 sq.ft. (302.5 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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