



**DEEPING ST JAMES ROAD, NORTHBOROUGH, PE6 9BQ**  
**£315,000 FREEHOLD**

A BACK TO BRICK REFURBISHMENT, A STUNNING PROPERTY BEAUTIFULLY RENOVATED WITH STYLE AND FLARE, RECONFIGURED AND OFFERING GREAT LIVING SPACES, TWO DOUBLE BEDROOMS, THE MAIN WITH CLEVER WALK-IN SHOWER, BESPOKE FINISH THROUGHOUT WITH AN ATTRACTIVE COTTAGE FEEL.

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A back to brick refurbishment, a stunning property beautifully renovated with style and flare, reconfigured and offering great living spaces, two double bedrooms, the main with clever walk-in shower, bespoke finish throughout with an attractive cottage feel. Set on a generous plot with a long frontage and extensive parking.

#### ACCOMMODATION

Set back from the roadway behind post and rail fencing with five bar gated entrance with extensive sweeping gravel driveway, a stunning approach to this wonderful cottage style home, stepping up to the beautiful oak framed storm porch with composite entrance door opening through to:

#### ENTRANCE HALL

A neat and attractive entrance greets you with stripped and painted timber stairs to the first-floor accommodation, part panelled walls and bespoke coat hanging, finished with herringbone style flooring, striped and waxed timber door opening through to:

#### SITTING ROOM

12'10 x 11'4 a cozy and inviting reception room with UPVC window to the front aspect, bespoke storage, feature fireplace with timber mantle and brick hearth with cast wood burner inset, radiator, power points, TV point and herringbone style flooring, opening through to:

#### KITCHEN DINING ROOM

23'2 x 9'10 (min) a wonderful living space, beautifully appointed, with UPVC windows to the rear and side aspects, and UPVC door to the side, comprising a range of refitted quality base and eye level storage units, incorporating straight edge work surface with inset sink and

mixer tap over, integrated fridge and freezer, integrated dishwasher, 1100 range cooker space with extractor fan over, ceiling spotlighting to the kitchen area, vertical radiator, power points and finished with herringbone style flooring.

#### UTILITY/BOOT ROOM

8'1 x 6'7 a fantastic addition to the living space reconfigured to maximize useful space with frosted UPVC window and UPVC door to the side aspect, quality newly fitted base units with Belfast sink inset and solid wood work surface with mixer tap over, bespoke picture rail with coat hooks, attractive part panelled walls, plumbing and space for washing machine, space for tumble dryer, school master radiator, under stairs storage, power points and herringbone style flooring.

#### CLOAKROOM

With frosted UPVC window to the rear aspect, comprising a refitted two-piece suite, low level WC with concealed flush and circular sink set on bespoke vanity unit, part panelled walls and herringbone style flooring.

#### LANDING

a bright landing with UPVC window to the side aspect, part panelled walls, loft access and stripped wood flooring.

#### BEDROOM

11'6 x 9'11 a light double bedroom with UPVC window to the rear aspect, part panelled walls with bespoke picture railing, school master radiator, power points and stripped wood flooring.

#### BATHROOM

With frosted UPVC window to the rear aspect,

comprising a beautiful refitted three-piece suite, low level WC, rectangle sink set in bespoke timber vanity unit and roll top bath with shower taps over, brick style flooring, school master radiator with chrome towel rail, extractor fan.

#### BEDROOM

13'1 x 11'5 a great double bedroom with UPVC window to the front aspect, exposed brick chimney breast, bespoke double wardrobe with recess shelving, school master radiator, power points and stripped wood flooring. A clever addition to the bedroom is a WALK IN SHOWER with frosted UPVC window to the front aspect, fully tiled walls, rain shower with handheld attachment, glass door and extractor fan.

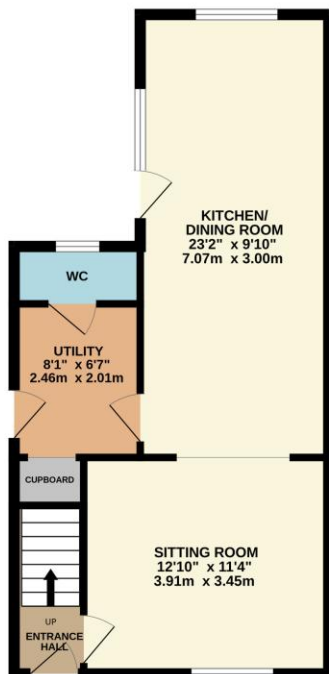
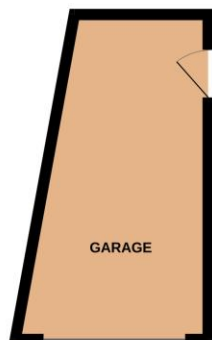
#### OUTSIDE

Well located within the ever popular village of Northborough, set back from the roadway with a long frontage, post and rail fencing with five bar gated access onto a long gravel driveway offering off road parking for numerous vehicles and leading to a SINGLE GARAGE with up and over door, power and light connected. Neat lawns are flanked by timber sleepers with shrub borders. Gated access to the rear gardens which enjoy a southerly aspect, enclosed by panel fencing with patio seating area and neat lawns, with timber trellis arch.

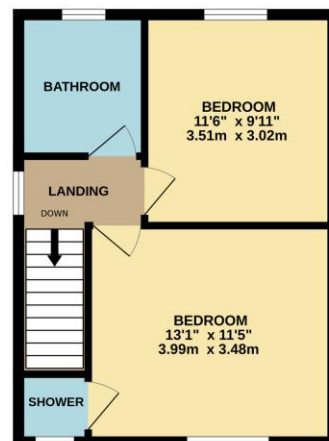




GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 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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