



BRIDGE STREET, DEEPING ST JAMES, PE6 8HA
£465,000 FREEHOLD

A warm and welcoming stone cottage, a wonderful location across from the River Welland enjoying uninterrupted views. Deceptively spacious with three double bedrooms and three reception rooms and an additional purpose-built annex with versatile living space, both properties enjoy cottage gardens.

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ACCOMMODATION

Set along a popular causeway of individual modern and stone properties, across from the River Welland with stunning views and on the doorstep of countryside river walks. Sat proudly on the roadway a gravel driveway leads along the side of the property, shared with the church behind, and opens up to the cottage gardens and twin driveways with independent access to the cottage and annex, crossing the garden path and up to the Entrance door opening through to:

KITCHEN BREAKFAST

13'7 x 13'5 a warm and inviting kitchen a place to sit and chat with UPVC window to the side aspect, comprising a range of wood fronted base and eye level storage units, incorporating wood edged work surface with 1 ¼ sink inset, integrated double oven and four ring gas hob with extractor fan over, dual radiators, power points and tiled effect flooring.

UTILITY

7'2 x 5'5 with frosted UPVC window to the side aspect, fridge freezer space, plumbing and space for washing machine, power points and tiled effect flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin, tiled effect flooring and extractor fan.

HOME OFFICE

8'2 x 7'4 a great space to work from with UPVC window to the side aspect with views over the cottage gardens, radiator, power points and wall mounted boiler.

DINING ROOM

13'7 x 13'6 a great space with UPVC window and UPVC glazed door to the side aspect, with

open tread timber stairs to the first-floor accommodation, radiator, power points, with stone archway through to:

SITTING ROOM

20'2 x 12'8 a lovely room, light and airy with dual UPVC windows to front aspect enjoying views over the river, exposed stone wall, stone fireplace, dual radiators, power points, TV point and further UPVC picture window to the rear aspect overlooking the cottage gardens.

LANDING

A bright landing with UPVC window to the side aspect, radiator and power points.

BEDROOM

13'7 x 13'6 with UPVC window to the side aspect, three double wardrobes with hanging rails and shelving, radiator and power points

BATHROOM

Comprising a four-piece suite, low level WC, wash hand basin, corner bath and walk in shower cubicle with electric shower over, recessed airing cupboard, tiled splash backs, radiator and extractor fan.

BEDROOM

12'8 x 9'7 a double bedroom with UPVC window to the front aspect enjoying views over the river, radiator and power points.

BEDROOM

12'8 x 10'8 another double bedroom with UPVC window to the front aspect enjoying views over the river, radiator and power points.

ANNEX

A warm and friendly reception greets you with stairs to the first-floor accommodation, electric heater and handy understairs storage.

KITCHEN DINING

15'1 x 10'3 a well proportioned and bright room with UPVC window to the side and rear aspects and UPVC door opening onto cottage gardens, comprising a range of modern base and eye level storage units incorporating roll edge work surface with stainless steel sink inset and mixer tap over, cooker space, fridge freezer space, plumbing and space for washing machine, electric heater, power points and tiled effect flooring.

LANDING

With doors spanning out to:

BEDROOM

15'1 x 10'3 a lovely double bedroom with UPVC window to the rear aspect, power points and electric heater

BATHROOM

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with shower over, tiled effect flooring

SITTING ROOM

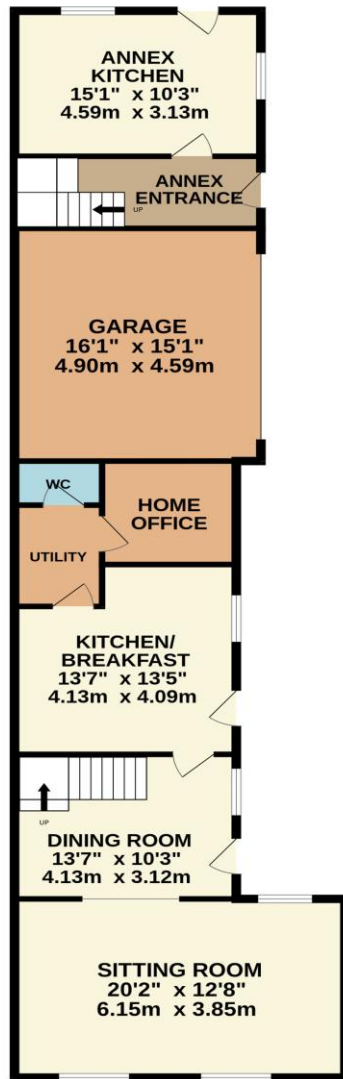
16'1 x 15'1 a possible second bedroom, currently a great sitting room with UPVC window to the side aspect and Velux skylight, dual electric heaters, power points and TV point

OUTSIDE

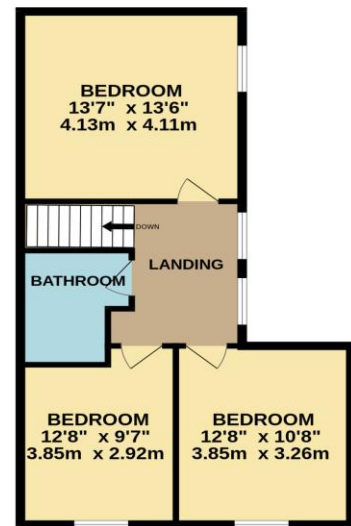
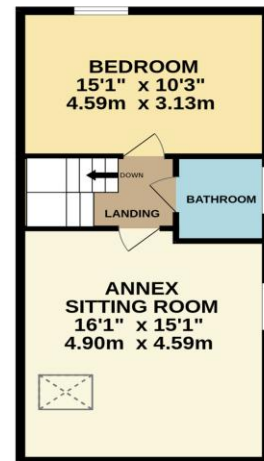
Wonderfully positioned along a popular established roadway across from the River Welland enjoying uninterrupted views. A gravel driveway to the side leads to the attractive cottage style garden partially enclosed by fencing and trellis, neat lawns are flanked by well stocked mature shrub borders and gravel beds, the Annex enjoys its own lawns and patio seating area, dual driveways offering parking for at least four vehicles with an **OVERSIZE GARAGE** 16'1 x 15'1 with up and over door, power and light connected



GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



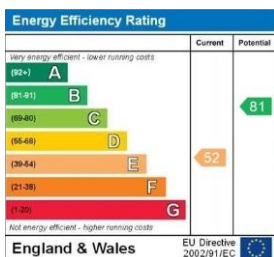
1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.0 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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