



## Eastgate

Deeping St. James, PE6 8RB

A spacious and flexible three double bedroom detached home offering four generous reception rooms, a large private garden and ample parking, located along a highly regarded residential road in Deeping St James.

£2,000

# Eastgate

Deeping St. James, PE6 8RB



- Detached Three Bedroom, 4 Reception Room Property
- En-Suite Shower to Master - Separate Family Bathroom
- Extremely Well Presented Throughout
- Open Plan Kitchen/Family Room - Separate Utility Room
- Large Rear Garden with Patio, Raised Decking and ample lawned areas
- EPC Rating D
- Separate Living Room, Dining Room & Study/Playroom (occasional bedroom if required)
- Driveway Parking plus Single Garage
- Please refer to attached Key Facts for Buyers for Material Information disclosures

## Entrance Hall

20'7 x 13'3 (6.27m x 4.04m)

## Living Room

14'9 x 12'4 (4.50m x 3.76m)

## Dining Room

11'10 x 10'10 (3.61m x 3.30m)

## Playroom/Study

11'4 x 10'10 (3.45m x 3.30m)

## Kitchen/Breakfast

18'7 x 13'1 max (5.66m x 3.99m max)

## Family Room

21'2 x 18'6 (6.45m x 5.64m)

## Utility Room

10'1 x 5'7 (3.07m x 1.70m)

## Downstairs Cloaks

## First Floor Landing

## Master Bedroom

15'10 x 14'0 (4.83m x 4.27m)

## Ensuite Shower

9'1 x 7'5 (2.77m x 2.26m)

## Bedroom 2

14'1 x 10'3 (4.29m x 3.12m)

## Bedroom 3

11'8 x 9'0 (3.56m x 2.74m)

## Family Bathroom

9'9 x 7'5 (2.97m x 2.26m)

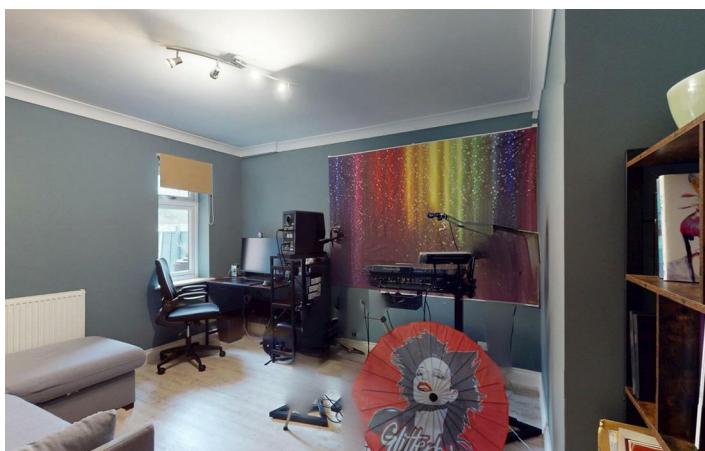
Single Garage + Off Street Parking for Several Car

Fully Enclosed Rear Garden with Patio, Decking and

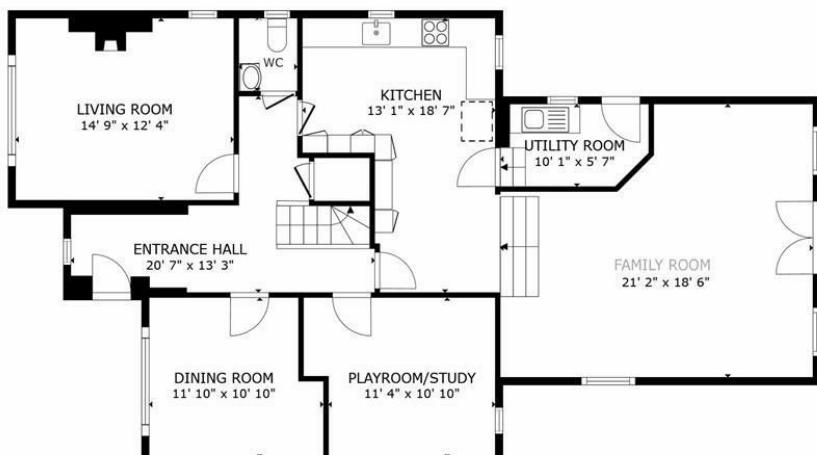


## Directions

Please use postcode PE6 8RB for Sat Nav assistance.



## Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,238 sq.ft. FLOOR 2 684 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 100 sq.ft.  
 TOTAL : 1,922 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 74        |
| (69-80) C                                   |                         | 62        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |