



BRIDGE STREET, DEEPING ST JAMES, PE6 8HA
£185,000 FREEHOLD

A delightful mews cottage across from the River Welland and high locks, having undergone a very recent refurbishment with new kitchen, new bathroom and new floor coverings throughout, with two bedrooms, a good-sized living space and enclosed gardens, sold with the advantage of no chain

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A fantastic spot just across from the River Welland and high locks with countryside walks on your doorstep, set proudly on the causeway with part glazed entrance door opening through to:

SITTING ROOM/DINING

19'6 x 10'10 a good-sized living space, a light room with bespoke double-glazed window to the front aspect and further window to the rear, stone fireplace with open fire inset (unchecked) open tread timber stairs to the first-floor accommodation, a trio of radiators, power points and TV point

KITCHEN

11'9 x 7'5 another light space with window to the side aspect and part glazed door onto the gardens, comprising a range of recently refitted modern base and eye level storage units incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and hob with stainless steel extractor fan over, subway style tiled splashbacks, fridge freezer space, space for washing machine, radiator, power points and tiled flooring

BATHROOM

With frosted UPVC window to the rear aspect, comprising a recently refitted three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with mixer shower taps over, fully tiled walls, tiled flooring, chrome heated towel rail and recessed boiler cupboard with wall mounted combination boiler (fitted May 2025)

LANDING

With timber doors opening to:

BEDROOM

11'6 x 8'7 with bespoke double-glazed window to the front aspect and views over the river and high locks, recessed wardrobe with hanging rails, loft access, radiator and power points

BEDROOM

10'10 x 8' (max) 5'3 (min) with window to the rear aspect, radiator and power point

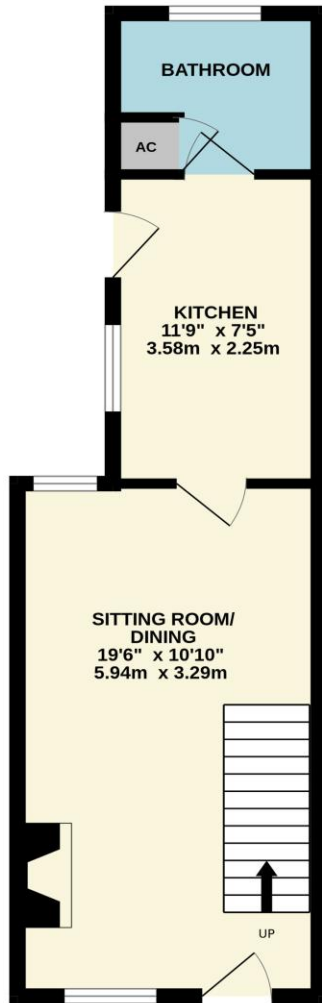
OUTSIDE

Set across from the River Welland and high locks with countryside walks on the doorstep. The rear gardens are enclosed by panel fencing, recently tidied up with patio seating area,

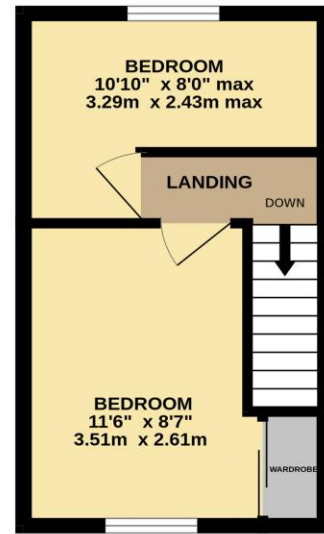
timber shed and dug over area with paved pathway.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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