



MILLFIELD ROAD, DEEPING ST JAMES, PE6 8QY
£237,500 FREEHOLD

A spacious established semi-detached bungalow well situated a short stroll to the River Welland and countryside walks, three versatile bedrooms, a long light sitting room/dining and enjoying southerly facing rear gardens, sold with no upward chain.

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Across the long driveway set behind a low brick wall, under the canopy porch with part glazed UPVC entrance door opening through to:

ENTRANCE HALL

A welcoming reception greets you with doors spanning out all direction, loft access, radiator and power points.

BEDROOM

10'10 x 9'11 a good double bedroom with UPVC window to the front aspect, radiator, power points and TV point.

BATHROOM

With frosted UPVC window to the side aspect, comprising modern a three-piece suite, low level WC, wash hand basin set in vanity unit and panel bath with electric shower over, fully tiled walls, tiled flooring and recessed storage cupboard.

BEDROOM

10'2 x 8'5 with UPVC window to the front aspect, radiator and power points.

BEDROOM

10'2 x 9'5 another double bedroom with UPVC window to the front

aspect, radiator and power points.

SITTING ROOM/DINING

22'9 x 11'10 a fantastic reception room, a light living space with dual UPVC windows to the rear aspect, feature fireplace with electric fire, dual radiators, power points, TV point and ample space for sofas and a dining table.

KITCHEN

12'10 x 9'10 a bright room with dual UPVC windows to the side aspect, and further windows and glazed to the rear, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel 1 ¼ sink inset with mixer tap over, integrated double oven and four ring gas hob, plumbing and space for washing machine, radiator, power points and tiled flooring.

REAR LOBBY

UPVC construction with UPVC door om to the rear gardens, fridge freezer space, space for tumble dryer and tiled flooring

CLOAKROOM

With frosted window to the side

aspect, in need of some attention and comprising low level WC and wash hand basin finished with tiled flooring.

OUTSIDE

Well located along a popular roadway a short stroll to riverside walks. The frontage is partially enclosed by a low brick wall and shrub borders, a long concrete and gravel drive offers off road parking and leads to a SINGLE GARAGE with up and over door. Cast gated access leads to the southerly facing rear gardens, a good size and enclosed by fencing and mature hedging, mainly laid to lawn with timber decking and patio seating areas, space for timber shed.



GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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