



EASTGATE, DEEPING ST JAMES, PE6 8RB

£269,995 FREEHOLD

A handsome cottage dating back to 1870, full of wonder and charm just a short stroll to riverside walks and open countryside. Recently redecorated and beautifully appointed with new heritage windows and front door, with a cozy sitting room, kitchen dining, utility and ground floor bathroom.

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Set proudly on the causeway, a short stroll to riverside walks and open countryside, a delightful cottage dating back to 1870, approaching the attractive entrance door opening through to:

ENTRANCE HALL

A wonderful reception greets you full of character and warmth, finished with quarry tiled flooring, $\frac{1}{2}$ panelled walls, with stable door opening through to the rear courtyard gardens.

SITTING ROOM

13' x 11'9 a beautiful room with UPVC window to the front aspect, $\frac{1}{2}$ panelled walls, reclaimed brick-built fireplace with timber mantle over and cast wood burner inset, power points, TV point and wall lights.

KITCHEN DINING

11'11 x 12'1 a well appointed kitchen with UPVC window to the side aspect and timber latch door to the stairs to the first floor, comprising a range of shaker style base and eye level storage units incorporating solid wood work surface with Belfast sink inset and mixer tap over, range space with extractor fan over, fridge freezer space, power points, tiled splash backs and quarry tiled flooring.

REAR LOBBY/UTILITY

A great use of space with plumbing and space for washing machine, power points and quarry tiled flooring.

BATHROOM

With frosted UPVC window to the rear aspect and further UPVC window to the side, comprising a quality three-piece suite, low level WC, wash hand basin and roll top claw bath with rain shower over, attractive tiled splash backs, $\frac{1}{2}$ panelled walls, chrome heated towel rail and tiled flooring.

LANDING

With UPVC window to the side aspect, doors spanning out to:

BEDROOM

12'1 x 9' an attractive bedroom with UPVC window to the rear aspect, part vaulted ceiling and exposed timber beams, power points and school master radiator.

BEDROOM

12'2 x 7'4 another good bedroom with UPVC window to the front aspect, radiator, power points and loft access.

BEDROOM

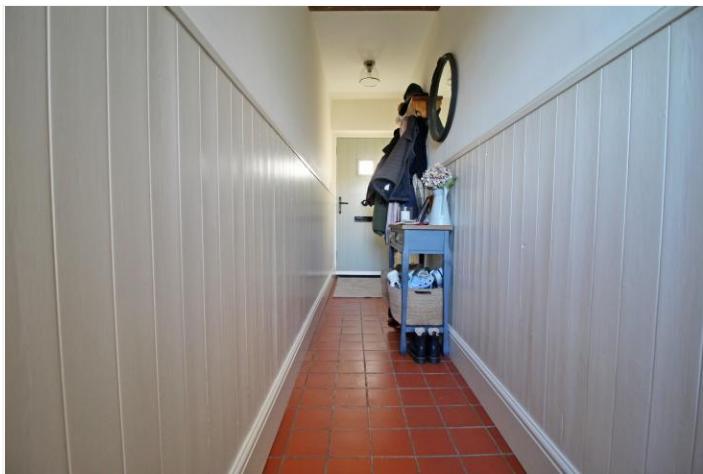
9'5 x 8'1 with UPVC window to the front aspect, radiator and power points.

CLOAKROOM

A handy cloakroom to the first floor, comprising low level WC and wash hand basin set in vanity unit, tiled effect flooring and recessed storage cupboard.

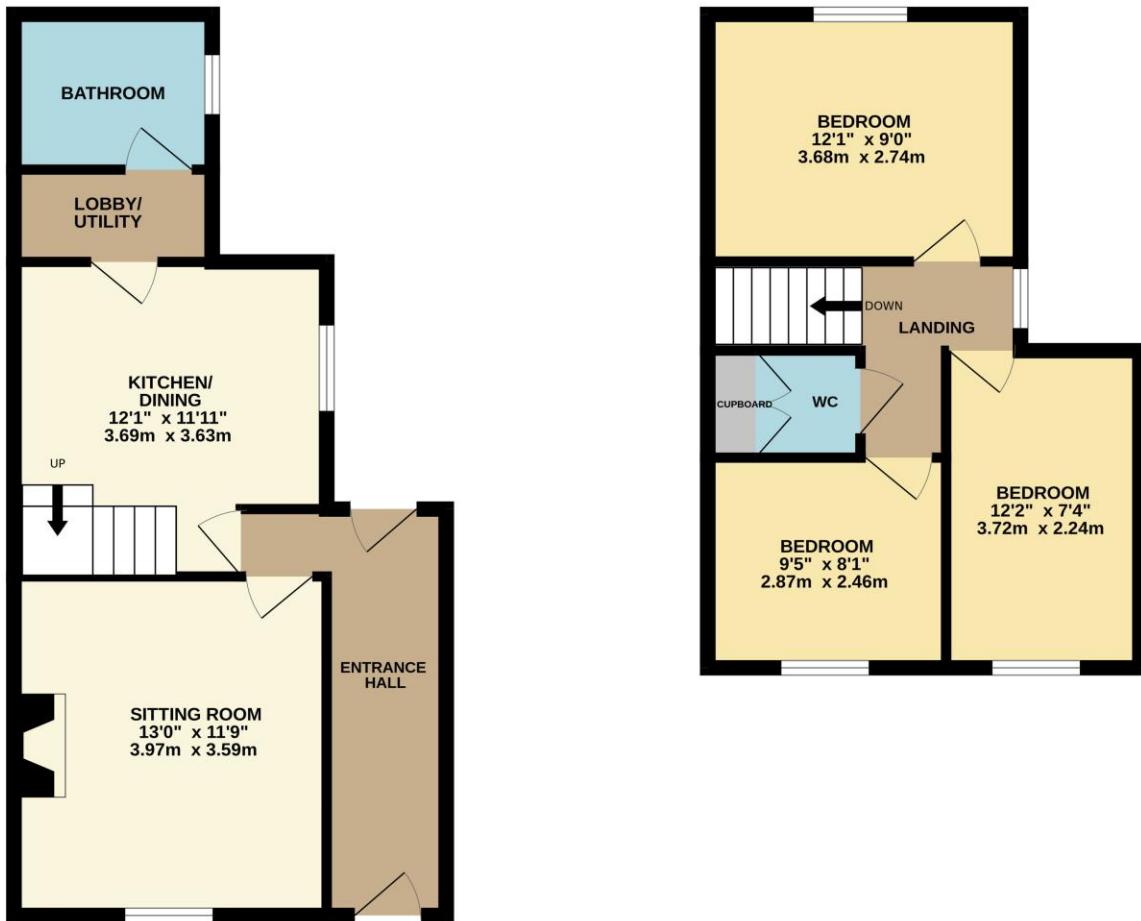
OUTSIDE

Well located along a popular roadway a short stroll to riverside walks and open countryside. Sat on path with on street parking. The rear courtyard gardens are enclosed by panel fencing and stone wall, mainly laid to gravel with patio seating and timber shed, outside lighting and ample space for a bistro table.



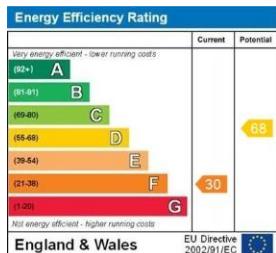
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 a guide 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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