



BRAEBURN ROAD, DEEPING ST JAMES, PE6 8GL

£195,000 FREEHOLD

A modern mid terrace home, an ideal first time buy or investment with two good sized bedrooms within a popular development. There are a sitting room, kitchen diner and cloakroom to the ground floor, enclosed westerly facing rear gardens and allocated parking, sold with the advantage of no chain.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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ACCOMMODATION

Set away from the roadway along a small enclave, you cross the allocated parking and up to the canopy porch with part glazed entrance door opening through to:

SITTING ROOM

12'3 x 13'7 a bright reception room with UPVC window to the front aspect, stairs to the first-floor accommodation, handy under stairs storage cupboard, radiator, power points, TV point and wood effect flooring.

INNER LOBBY

A cleverly arranged space with roll edge work surface, plumbing and space for washing machine, power points and wood effect flooring.

CLOAKROOM

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

KITCHEN DINING

12'3 x 8'1 another light space with UPVC French doors opening onto

the westerly facing rear gardens, comprising a range of modern base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, integrated oven and four ring hob with stainless steel extractor fan over, fridge freezer space, radiator, power points and wood effect flooring.

LANDING

With loft access and doors spanning out to:

BEDROOM

10'1 x 9' a good-sized bedroom with UPVC window to the rear aspect, built in double storage cupboard, radiator and power points.

BATHROOM

Comprising a modern three-piece suite, low level WC, wash hand basin and panel bath with mixer shower over, heated towel rail, extractor fan and tiled effect flooring.

BEDROOM

8'11 x 10'1 (min) 12'3 (max) with

UPVC window to the front aspect, built in double storage cupboard radiator and power points.

OUTSIDE

The frontage is open with allocated off road parking and further visitors parking. The rear gardens enjoy a westerly facing aspect, laid to lawn with paved pathway and side gated access



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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