



BUTTERCUP COURT, DEEPING ST JAMES, PE6 8TF
£197,500 FREEHOLD

Prominently sat within the close, a modern two-bedroom home offered for sale with no forward chain, with a modern refitted kitchen and bathroom suite, a pleasant sitting room, low maintenance westerly facing garden and single garage. A home ready for new owners, first time buyers, downsizers or investor alike

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

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ACCOMMODATION

Across the paved pathway flanked by shrubs and bushes leading to the entrance door, through;

ENTRANCE LOBBY

With built in double storage cupboard providing a great space to hang coats, bags and everyday time items, vertical radiator

KITCHEN

7'10 x 8'4 with UPVC window to side aspect, refitted with a range of base and eye level storage cupboards and contrasting work surface with inset sink unit and swan mixer tap, integrated fridge, integrated freezer, integrated dishwasher, built in microwave and eye level electric oven, four ring gas hob, space for washing machine, brick effect splashback, tiled flooring, ceiling spotlights, built in storage cupboard housing gas boiler

SITTING ROOM

15'6 x 11'9 with UPVC window to rear aspect, power points, TV point,

UPVC pedestrian door to garden, stairs to first floor accommodation

LANDING

Smoke alarm

BEDROOM ONE

11'9 x 11'9 maximum with UPVC window to side aspect, built in double wardrobe providing useful storage space, radiator, power points, telephone point, TV point

BEDROOM TWO

5'9 x 12'3 with UPVC window to front aspect, radiator, power points, TV point, access to loft space

SHOWER ROOM

With frosted UPVC window to side aspect, refitted with wash hand basin with mixer tap, oval shaped wc, walk in double shower with rainfall head shower over, hand shower attachment, glass screen, radiator, part wall tiling, vertical radiator,

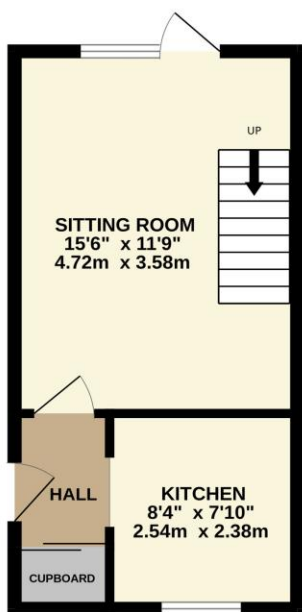
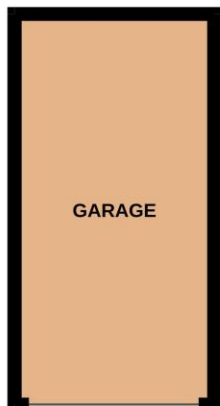
OUTSIDE

The front of the property is open plan with a paved pathway leading to the entrance door, flanked by

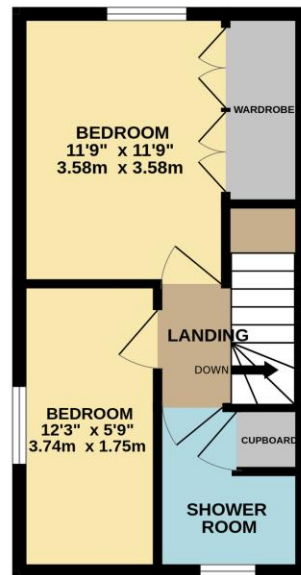
shrubs and hedging. The driveway provides off road parking and leads to the single garage with power and light connected. A gate provides access to the garden, which is designed for easy maintenance, laid to patio with hedging and bushes, and provides a westerly facing aspect and offers a good degree of privacy



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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