



LINCHFIELD ROAD, DEEPING ST JAMES, PE6 8EP

£245,000 FREEHOLD

An established detached family home, well located with views to the front over parks and fields, sold with the advantage of no upward chain and enjoying westerly facing rear gardens, three bedrooms and two receptions, ready for the next chapter.

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A great position across from the park and enjoying views over open fields, you cross the extended parking and along the driveway up to the UPVC entrance opening through to:

ENTRANCE HALL

A welcoming reception greets you, with handy recess storage cupboard, radiator and power points

SITTING ROOM

17'11 x 10'11 a lovely light sitting room with large UPVC bow window to the front aspect, enjoying the views over the park and fields, feature fireplace with electric fire, radiator, power points and TV point.

KITCHEN

8'4 x 8'10 with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, cooker space, plumbing and space for washing machine, plumbing and space for dishwasher, fridge space, wall mounted boiler, radiator, power points and wood effect flooring.

DINING ROOM

8'6 x 14'11 a versatile reception room with sliding patio doors on to the westerly facing rear gardens, understairs storage cupboard, radiator, power points and stairs to the first-floor accommodation.

LANDING

With loft access, radiator and doors spanning out to:

BEDROOM

10'10 x 11' a bright double bedroom with UPVC window to the front aspect, enjoying views over the park and fields, fitted double wardrobe with sliding doors and recessed storage cupboard, radiator and power points.

BEDROOM

8'8 x 11'7 another good bedroom with UPVC window to the rear aspect, radiator and power points.

BEDROOM

8'6 x 8'11 with UPVC window to the rear aspect, radiator and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, low level WC and radiator.

BATHROOM

With frosted UPVC window to the side aspect, comprising wash hand basin set in vanity unit and panel bath with electric shower over, tiled splashbacks and radiator.

OUTSIDE

Set along a popular causeway, enjoying views over the park and open fields, the frontage is open and hard landscaped offering additional parking, a block paved

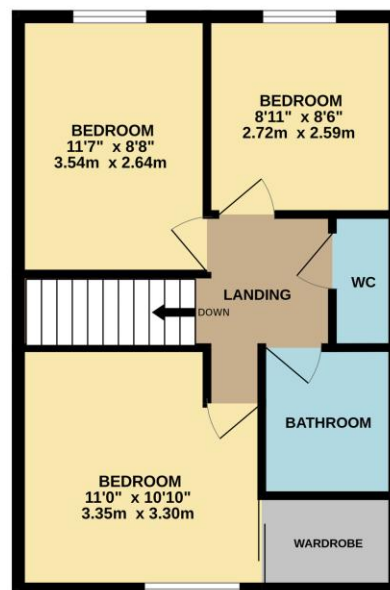
driveway leads along the side of the property and leads to a **SINGLE GARAGE** 16'8 x 8'1 with up and over door and pedestrian door. The rear gardens enjoy a westerly facing aspect, enclosed by panel fencing laid to lawn with extended patio seating area and space for timber shed.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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