



**FROGNALL, DEEPING ST JAMES, PE6 8RS
£359,000 FREEHOLD**

An extended and reconfigured detached family home, situated in the ever-popular hamlet of Frognall, enjoying generous gardens both front and rear. Versatile ground floor living with an open plan flow through the kitchen area and further separate reception rooms, three bedrooms to the first floor.

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ACCOMMODATION

Set with the ever-popular hamlet of Frogmire, the cross the long frontage with extended parking and up to the UPVC entrance door, opening through to:

ENTRANCE HALL

A long light entrance hall with UPVC windows to the front and side aspects, stairs to the first-floor accommodation, radiator, power points and finished with wood effect flooring.

CRAFT ROOM/OFFICE

16'2 x 7'6 the first of many versatile spaces, currently a busy craft room with UPVC windows to the front and side aspect, radiator and power points.

SITTING ROOM

15'5 x 12'5 a lovely bright room with UPVC picture window to the front aspect, fireplace with timber mantle over and cast wood burner inset, radiator, power points and TV point, stone archway through to:

PLAYROOM

8' x 9'9 with French doors opening through to the dining space and kitchen, radiator and power points

KITCHEN FAMILY ROOM

16'11 x 11'3 opening to 22'2 a cleverly arranged and versatile space, the kitchen area has UPVC window to the rear aspect, part vaulted ceiling with Velux window,

comprising a range of base and eye level storage units incorporating roll edge work surface with sink inset and mixer tap over, tiled splashbacks, integrated double oven and four ring hob, plumbing and space for dishwasher, plumbing and space for washing machine finished with tiled effect flooring and understairs storage, opening through to:

FAMILY SNUG

With UPVC window to the side aspect, tiled effect flooring, radiator, power points, fridge freezer space, currently a home office area.

DINING AREA

9'2 x 9'8 opening to 17'10 with vaulted ceiling and Velux window with UPVC French doors on to the rear gardens, dual radiators, power points, ample space for a table and open plan from the kitchen finished with the same tiled effect flooring.

BOOT ROOM

9'1 x 2'10 a handy space for boots and coats with UPVC window to the rear aspect and UPVC door to the side, tiled effect flooring and power points

SHOWER ROOM

9'1 x 5'2 with frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle, tiled effect flooring and radiator.

LANDING

With UPVC window to the side aspect, loft access, partly boarded.

BEDROOM

12'9 x 11' with UPVC picture window to the front aspect with views over fields, radiator and power points.

BEDROOM

11' x 11'1 with UPVC picture window to the rear aspect, radiator and power points, recessed airing cupboard and fitted double wardrobe.

BEDROOM

9'5 x 7'4 with UPVC window to the front aspect, radiator and power points.

BATHROOM

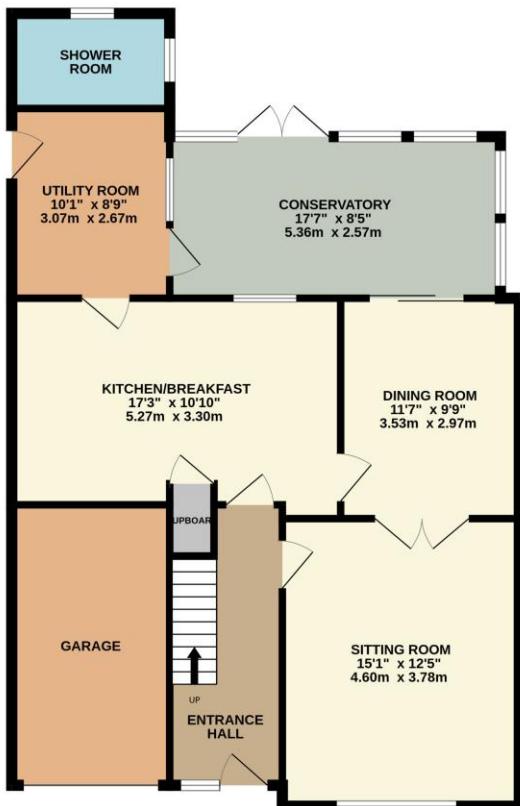
With frosted UPVC window to the rear aspect comprising a three-piece suite, low level WC, wash hand basin and panel bath, fully tiled walls, tiled effect flooring, radiator and ceiling spotlights.

OUTSIDE

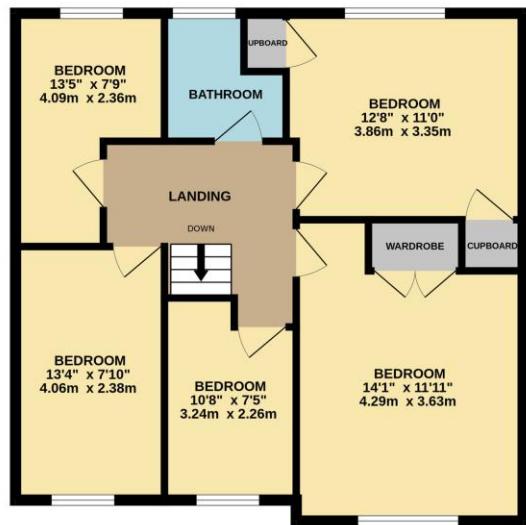
Well positioned within Frogmire, the front is partially enclosed by fencing and hedging, laid to lawn with extended parking for around four vehicles, gated side access leads around to the rear gardens which are mainly enclosed by fencing with extended patio seating and neat lawns, with space for a timber space and raised brick edged planters, there is a cultivated area at the rear which the sellers are allowed to use but do not own, part of a neighbours allotment.



GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



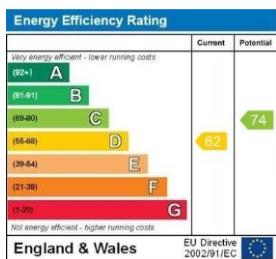
1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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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