



Eastgate

Deeping St. James, PE6 8RB

A spacious and flexible three double bedroom detached home offering four generous reception rooms, a large private garden and ample parking, located along a highly regarded residential road in Deeping St James.

£2,000 PCM

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- Detached Three Bedroom, 4 Reception Room Property
- Open Plan Kitchen/Family Room - Separate Utility Room
- Separate Living Room, Dining Room & Study/Playroom (occasional bedroom if required)
- En-Suite Shower to Master - Separate Family Bathroom
- Large Rear Garden with Patio, Raised Decking and ample lawned areas
- Driveway Parking plus Single Garage
- Extremely Well Presented Throughout
- EPC Rating D
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

20'7 x 13'3 (6.27m x 4.04m)

Living Room

14'9 x 12'4 (4.50m x 3.76m)

Dining Room

11'10 x 10'10 (3.61m x 3.30m)

Playroom/Study

11'4 x 10'10 (3.45m x 3.30m)

Kitchen/Breakfast

18'7 x 13'1 max (5.66m x 3.99m max)

Family Room

21'2 x 18'6 (6.45m x 5.64m)

Utility Room

10'1 x 5'7 (3.07m x 1.70m)

Downstairs Cloaks

First Floor Landing

Master Bedroom

15'10 x 14'0 (4.83m x 4.27m)

Ensuite Shower

9'1 x 7'5 (2.77m x 2.26m)

Bedroom 2

14'1 x 10'3 (4.29m x 3.12m)

Bedroom 3

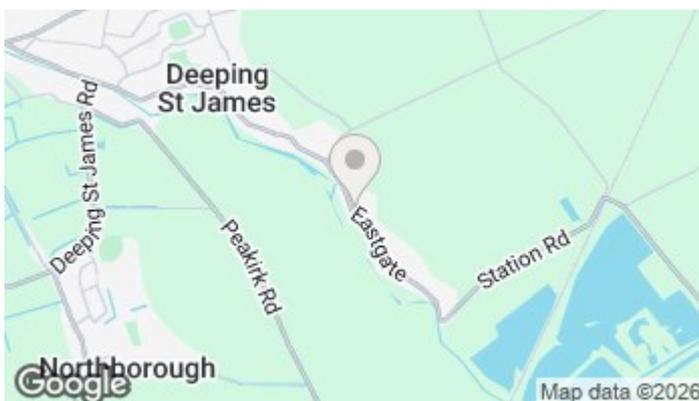
11'8 x 9'0 (3.56m x 2.74m)

Family Bathroom

9'9 x 7'5 (2.97m x 2.26m)

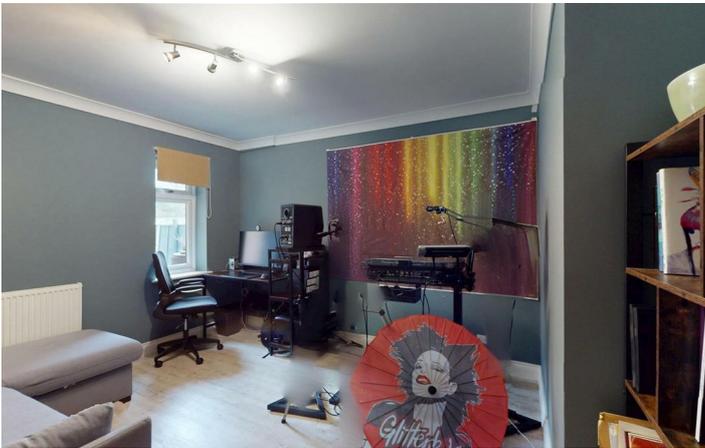
Single Garage + Off Street Parking for Several Car

Fully Enclosed Rear Garden with Patio, Decking and



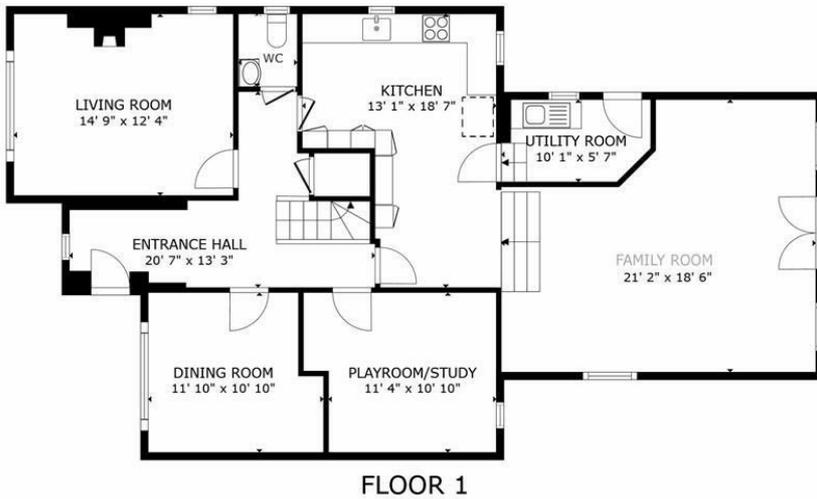
Directions

Please use postcode PE6 8RB for Sat Nav assistance.





Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,238 sq.ft. FLOOR 2 684 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 100 sq.ft.
 TOTAL : 1,922 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	