



Lady Margarets Avenue, Deeping St. James

NEWTONFALLOWELL 



Lady Margarets Avenue, Deeping St. James  
PE6 8TQ

£235,000

Newton Fallowell are proud to offer for sale with NO ONWARD CHAIN this recently refurbished three bedroom detached house. The property has just been updated with a new kitchen, bathroom & en-suite as well as undergoing other cosmetics works. Early viewing is highly recommended.

#### Entrance hall

With laminate wood flooring, radiator, stairs to first floor with under stairs recess, coving to textured ceiling. Doors to:

#### Cloakroom

Fitted with a low level WC and wash hand basin, radiator, laminate wood flooring, PVCu double glazed window.



### Kitchen breakfast

11'11 x 8'8 (3.63m x 2.64m)

With a fully refitted kitchen comprising of a matching range of base and eye level gloss handleless units and breakfast bar. Integrated eye level oven, four ring electric hob with extractor hood over, 1 1/2 bowl stainless steel sink unit, space for upright fridge freezer, space for washing machine. PVCu double glazed window to the front, radiator, in cupboard wall mounted gas central heating boiler.

### Lounge

14'9 x 11'11 (4.50m x 3.63m)

Laminate wood flooring, radiator, gas fire in ornate surround, coving to textured ceiling. Double glazed sliding patio doors to:

### Conservatory

11'3" x 8'10" (3.45 x 2.71)

Half brick and PVCu double glazed construction with double glazed roof, tiled flooring, power points. French doors opening to rear garden.

### First floor landing

Doors to:

### Master bedroom

10'3 x 11'4 (3.12m x 3.45m)

PVCu double glazed window to the front, radiator, coving to textured ceiling, over stairs airing cupboard with hot water tank and slatted shelving. Door to:

### En-suite

The en-suite has been replaced with a new three piece suite comprising of a corner shower cubicle with overhead and hand held attachment, low level WC and wash hand basin. PVCu double glazed window, coving to textured ceiling, extractor fan, heated towel rail.

### Bedroom 2

8'5 x 7' (2.57m x 2.13m)

PVCu double glazed window to the rear, radiator, coving to textured ceiling.

### Bedroom 3

9'3 x 6' (2.82m x 1.83m)

PVCu double glazed window to the rear, radiator, coving to textured ceiling.

### Bathroom

The bathroom has been replaced with a new suite comprising of a close couple WC and wash hand basin with base cupboards under, P-shaped bath with glass shower screen, over head and hand held showers. PVCu double glazed window, coving to textured ceiling, heated towel rail, extractor fan.

### Outside

To the front of the property there is a driveway with the potential to widen for further parking if required. Side gated access takes you to the rear garden which backs onto open fields. The garden is mainly laid to lawn with a patio seating area and is enclosed by mature hedging and timber fencing.

### Garage

With up and over door, power and light connected, eaves storage space.

### EPC



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### Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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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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