

170 EASTGATE

DEEPING ST JAMES



CULINARY DELIGHTS

A celebration of light and space, the stylish, modern kitchen breakfast room towards the rear is the heart of the home. Sleek, handleless cabinetry houses built-in appliances that include two fridge freezers, Neff induction hob, and oven, while the spacious central island – with undermounted sink with boiling water tap - will draw family and friends together to relax, dine and catch up on the day's events. Soak up the views of the verdant garden beyond; in warmer months, throw open the sliding doors to the terrace, creating a fantastic space for parties and al fresco dining.

The relaxed seating area to the side of the kitchen could also be used to house a large dining table and chairs.

Keeping the beautiful kitchen chore and clutter free, a thoughtfully designed large utility room is conveniently tucked away to the side of the kitchen. An internal door leads into the double garage, and there is direct access to the garden, making for swift entry and exit with muddy boots and paws after you've made the most of the local countryside walks.



Sitting along the banks of the River Welland, in a tranquil village setting, welcome to 170 Eastgate. Completely renovated and extended in recent years by the current owners, it is now a spacious, five-bedroom family home, with the unique benefit of fishing and mooring rights, offering an idyllic lifestyle to its next custodians.

WELCOME HOME

Turn off Eastgate, and park on the substantial driveway ahead of the double garage before making your way inside. A contemporary front door opens to reveal an impressive double height entrance hallway, flourished with light from the large window to the front.

FLAIR AND FLOW

Returning to the entrance hall, a door leads into a formal dining room; consider the potential to use this as a playroom, cinema room or spacious home office. On the other side of the hallway lies the capacious sitting room. Dual aspect, sliding doors connect with the garden, while a cosy woodburning stove ensures warmth in the winter months.



REST AND REFRESH

Ascend the stairs to the galleried landing, beautifully dressed in natural light from the large feature window to the front. 170 Eastgate has five generously-sized bedrooms, each with its own individual character. Visiting family and friends will feel at home in the guest suite, with its idyllic views out over the rear garden from the Juliet balcony, and a sumptuous en suite shower room. Serving the three bedrooms that sit at the front of the home is the impressive, family bathroom with separate bathtub and waterfall shower.



POCKET OF PARADISE

An oasis of calm, the spacious principal suite is a peaceful and serene haven, with French doors opening to a Juliet balcony overlooking the garden. Refresh and revive in the bountiful, boutique en suite shower room. The principal suite is completed by a generous walk-in wardrobe.





A RIVERSIDE RETREAT

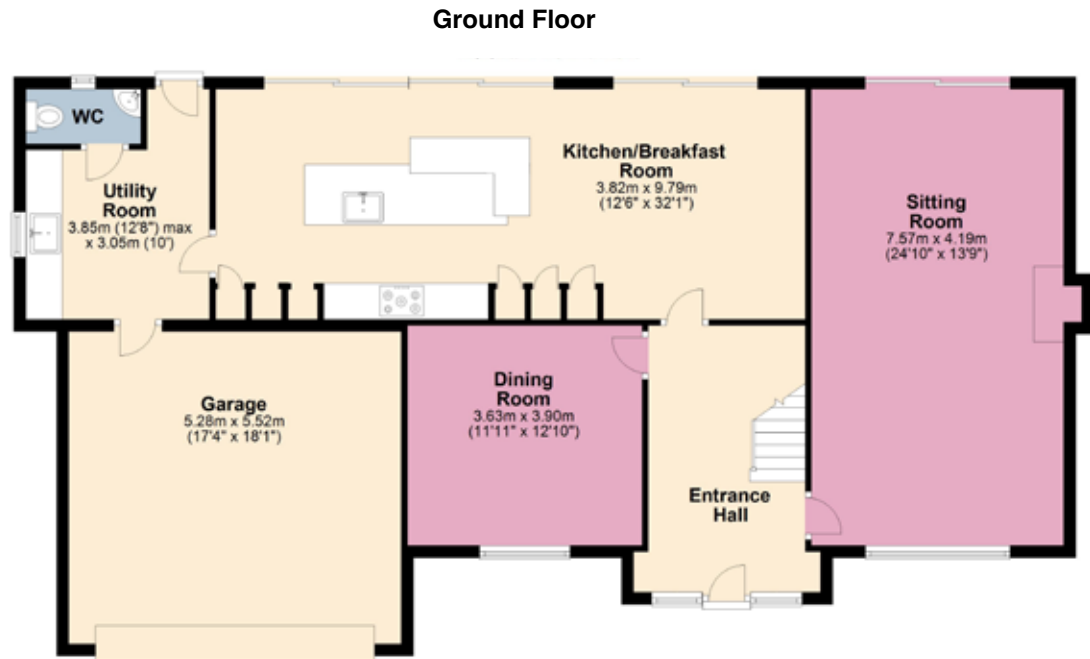
Peaceful and private, the substantial garden at 170 Eastgate invites you to entertain and unwind outdoors. A broad terrace area is cocooned by mature borders and hedging, and draws warmth from the sunlight throughout the day in this sunny, south-west facing garden. Beyond, steps lead up to the large, lush green lawn, perfect for family games. Mature, well stocked borders and trees create interest as you wend your way through the garden, drawn towards the soothing sound of the running river, the Welland. A truly idyllic spot, the mooring and fishing rights afforded to the owners of 170 Eastgate mean you can mess about on the river to your heart's content.



THE FINER DETAILS

Freehold
 Detached
 1960s home, fully renovated by current owners since 2018
 Plot approx. 0.42 acre
 Air source heating
 Oil central heating
 Mains electricity, water and sewage
 South Kesteven District Council, tax band F

Ground Floor: approx. 109 sq. metres (1,173.8 sq. feet)
 First Floor: approx. 139.2 sq. metres (1,498.3 sq. feet)
 Total area: approx. 248.2 sq. metres (2,672.1 sq. feet)
 Garage: approx. 29.2 sq. metres (313.8 sq. feet)



NEAR AND FAR

Enjoy the abundance of walks on your doorstep, with the market town of Market Deeping a short walk along the River Welland. Only a short journey from Peterborough, 170 Eastgate enjoys the convenience of access into towns whilst retaining the perks and comforts of country life.

Deeping St James is home to a number of pubs, takeaways, churches, Post Office and village shop, while in nearby Market Deeping you'll find supermarkets, a doctor's surgery and large playground.

With primary schools in the village and nearby Market Deeping, Northborough and Langtoft, families have plenty of choice for schooling. Secondary school options include Arthur Mellows Village College, Bourne Grammar and The King's Cathedral School in Peterborough. Independent options include Copthill School, Witham Hall, Kirkstone House, the Stamford Endowed Schools and Peterborough School. Leisure facilities are plentiful, with cricket and rugby clubs in Market Deeping, and Tallington Lakes for water sports. Commute to London in less than an hour from nearby Peterborough Railway Station.

LOCAL DISTANCES

- Market Deeping** 1.8 miles (6 minutes)
- Peterborough** 9 miles (20 minutes)
- Stamford** 9 miles (21 minutes)
- Bourne** 9 miles (22 minutes)
- Spalding** 11 miles (21 minutes)

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