



**briggs**  
residential

E. [sales@briggsresidential.co.uk](mailto:sales@briggsresidential.co.uk)  
T. 01778 349300

17 Market Place · Market Deeping · PE6 8EA

**15 HAWTHORN CLOSE  
NEWBOROUGH PE6 7QY  
£240,000**

**FREEHOLD**



Offered for sale with no chain and featuring a large, private, enclosed garden to the rear, this detached home is set in a small cul-de-sac and offers generous sized rooms throughout. With an 18' x 18' L-shaped Lounge/Dining Room, this home also has a Breakfast Room that leads through to the Kitchen, whilst to the first floor are two double bedrooms. The property also has ample parking that leads to a single garage. Newborough is a well-served village with excellent schooling and viewing of this home is highly advised to appreciate its superb location.

Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)

**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm   Sat. 9.00am until 4.00pm   Sun. Closed

Entrance door opening to

### HALLWAY

With stairs leading to first floor with understairs cupboard.

**LOUNGE/DINING ROOM** 18'7 x 18'7 (5.66m x 5.66m)

A large L-shaped room with large picture window to front elevation, further windows to side elevation, gas fire housing central heating boiler and radiators.

**BREAKFAST ROOM** 9'10 x 8'4 (3.00m x 2.54m)

With radiator, French doors opening onto the rear garden and open archway through to

**KITCHEN** 10'1 x 9' (3.07m x 2.74m)

With a range of wall and base units, built-in appliances, this good size kitchen has a window to rear elevation and door to side.

### LANDING

**BEDROOM ONE** 10'9 x 10'2 (3.28m x 3.10m)

With radiator, built-in wardrobe and window to rear elevation.

**BEDROOM TWO** 11'10 x 8'7 (3.61m x 2.62m)

With radiator and window to front elevation.

### BATHROOM

A wet room with shower area, wash-hand basin, low flush WC and window to side elevation.

### OUTSIDE

The property is approached via a driveway which leads to an oversized single garage with electric roller door, power, lighting and side personal door.

The rear garden, which is of an exceptionally good size, provides a high degree of privacy and is mainly laid to lawn with patio area, paving and various mature shrubs.

EPC RATING: E

COUNCIL TAX BAND: C (PCC)

