



8 RECTORY LANE, PEAKIRK  
PE6 7NH

£360,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
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349300

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**LOCATION, LOCATION LOCATION!** Situated at the end of a small quiet lane in one of the area's most sought after villages, this greatly improved detached bungalow is offered for sale in immaculate order and must be seen. Accommodation includes a superb 21' kitchen family room and two double bedrooms. With internal oak doors, under floor heating, an enclosed low maintenance rear garden and off road parking plus a single garage, viewing of this quality home is highly advised. Call the Briggs Team to book your viewing.

Front entrance door opening to

**HALLWAY**

Tiled flooring and access to all rooms.

**LOUNGE** 15'1 x 11'5 (4.60m x 3.48m)

With exposed flooring, radiator, TV point and window with shutters to front aspect.

**KITCHEN DINING ROOM** 21'3 x 10'11 (6.48m x 3.33m)

A most impressive contemporary room with underfloor heating, comprising a kitchen with quality wall and base units, work surface, built in double oven and hob with extractor, dishwasher and fridge freezer. Family area with French doors opening onto the rear garden, window to rear aspect with fitted blinds and door to

**UTILITY ROOM** 11' x 3'10 (3.35m x 1.17m)

With plumbing for washing machine, tiled flooring and internal door to small garage.

**BEDROOM ONE** 11'7 x 10' (3.53m x 3.04m)

With radiator and window and shutters to front aspect.

**BEDROOM TWO** 11' x 10' (3.35m x 3.04m)

With radiator and window to rear aspect.

**BATHROOM**

Comprising panelled bath with shower screen and shower above, low flush WC, vanity wash hand basin and two windows to rear aspect.

**OUTSIDE**

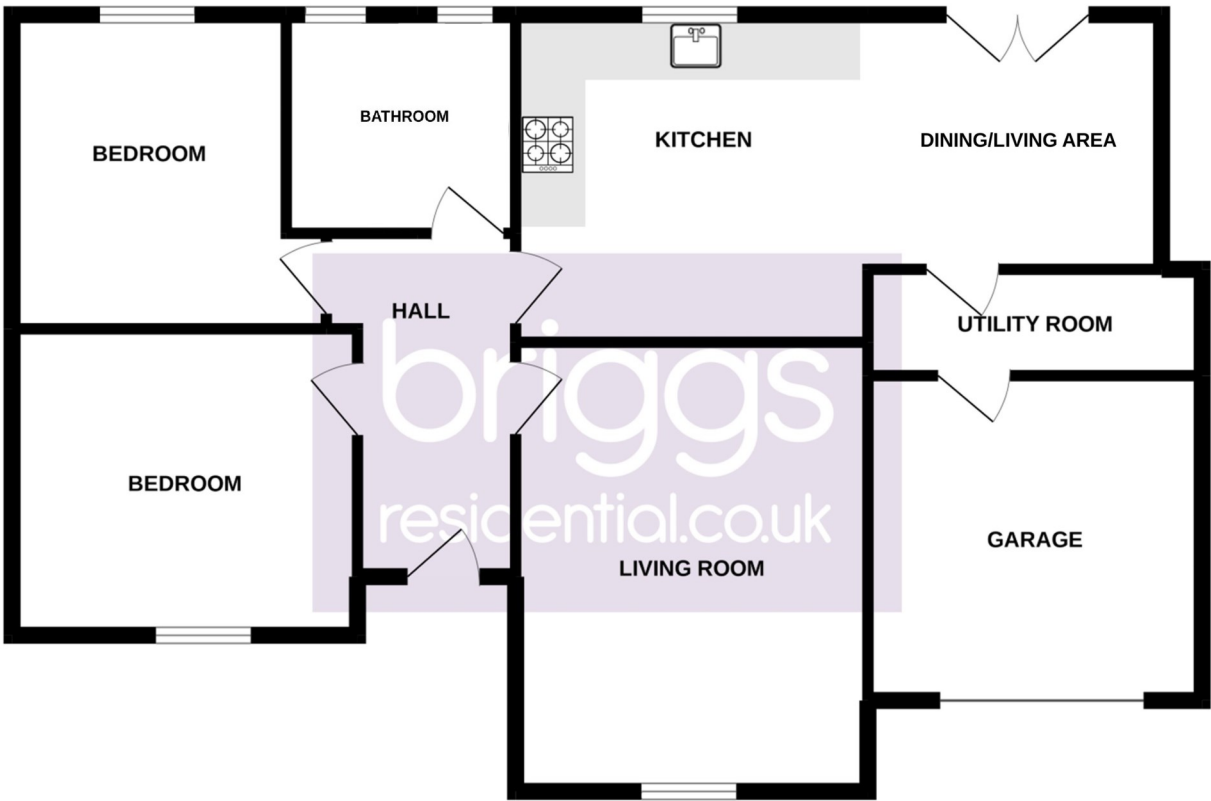
The block paved driveway provides leads to a small garage of 10'4 in length.

The front garden is set behind a dwarf wall and is laid to lawn. The private enclosed rear garden has been designed for easy maintenance and is laid to lawn with patio area and raised beds.

EPC RATING: D

COUNCIL TAX BAND: C (PCC)

GROUND FLOOR



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 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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