

**OPENING HOURS**  
**Monday to Friday.** 9.00am until 6.00pm  
**Saturday.** 9.00am until 4.00pm  
**Sunday.** Closed



**10 CAMPION DRIVE, DEEPING ST JAMES**  
**PE6 8TB**

**£325,000**

**FREEHOLD**



**briggs**  
 residential

17 Market Place  
 Market Deeping  
 PE6 8EA

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**349300**

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Offered for sale with no chain, this excellent four bedroom detached family home, which benefits from having a double garage, is offered for sale in good decorative order throughout. With two reception rooms and a good size kitchen, this much loved home has a master bedroom with en-suite and is situated on this popular estate ideal for young families and close to local schools. Call the Briggs Residential team today to book your viewing.

Front entrance door opening to

**HALLWAY**  
With radiator and stairs leading to first floor with built-in cupboard below.

**CLOAKROOM**  
Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

**LOUNGE** 16'4 x 11'5 (4.98m x 3.48m)  
With bay window to front elevation, feature fireplace, radiator and double opening doors leading to

**DINING ROOM** 12'4 x 9'1 (3.76m x 2.77m)  
With radiator and patio doors leading to rear garden.

**KITCHEN** 13'8 x 8'3 (4.17m x 2.51m)  
With a range of ample wall and base units with built-in appliances, plumbing for washing machine, space for fridge and freezer, work surface, wall tiling, radiator, two windows to side elevation and door leading to rear garden.

**LANDING**  
With built-in airing cupboard and window to side elevation.

**BEDROOM ONE** 13'2 x 9' (4.01m x 2.74m)  
With radiator, window to front elevation and door to

**EN-SUITE**  
Comprising shower cubicle, wash-hand basin, low flush WC, half-tiled walls, radiator and window to side elevation.

**BEDROOM TWO** 11'5 x 9' (3.48m x 2.74m)  
With radiator and window to rear elevation.

**BEDROOM THREE** 10'3 x 8'7 (3.12m x 2.62m)  
With radiator and windows to front and side elevations.

**BEDROOM FOUR** 8'6 x 6'5 (2.59m x 1.96m)  
With radiator and windows to rear and side elevations.

**BATHROOM**  
Comprising panelled bath with mixer tap and shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

**OUTSIDE**  
The property is approached via a private double-width block-paved driveway which provides parking for several cars and leads to a detached double garage with two up-an-over doors, power and lighting.

The rear garden has a large patio area and is fully enclosed by fencing and is mainly laid to lawn with well stocked borders and mature tree.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.