



briggs residential

**40 NORTH FEN ROAD
GLINTON PE6 7JL
£280,000**

FREEHOLD



Situated in a superb location in one of the areas' most sought after villages, this detached period cottage, which needs modernisation throughout, features a large garden to the rear which backs onto open countryside. With superb potential, this character home has four reception rooms to the ground floor, two bedrooms to the first floor, a studio within the rear garden and off-road parking leading to a single garage. Don't miss out on this superb opportunity and call the Briggs Team to book your viewing.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Entrance door opening to

PORCHWAY

With door to Conservatory and door to Inner Hallway with door to

HALLWAY

With stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 13'8 x 13' (4.17m x 3.96m)

With cast-iron woodburner, exposed beams to ceiling, two windows to front elevation, windows to side and rear elevations and door to side garden.

FAMILY ROOM 14'2 x 9'10 (4.32m x 3.00m)

With fireplace, exposed beams to ceiling and window to front elevation.

KITCHEN 11'1 x 9'6 (3.38m x 2.90m)

With a range of wall and base units, sink unit, window to side elevation and archway through to

DINING ROOM 15'8 x 10'2 (4.78m x 3.10m)

With large window overlooking the rear gardens and further window to side elevation.

GARDEN ROOM 18'1 x 15' (5.51m x 4.57m)

Of brick and UPVC construction with French doors opening onto the rear garden and door leading to garage.

CLOAKROOM

With low flush WC, wash-hand basin and window to front elevation.

LANDING

BEDROOM ONE 13'7 x 12' (4.14m x 3.66m)

With windows to front and rear elevations.

BEDROOM TWO 10' x 8' (3.05m x 2.44m)

With window to front elevation.

BATHROOM

Comprising panelled bath and wash-hand basin.

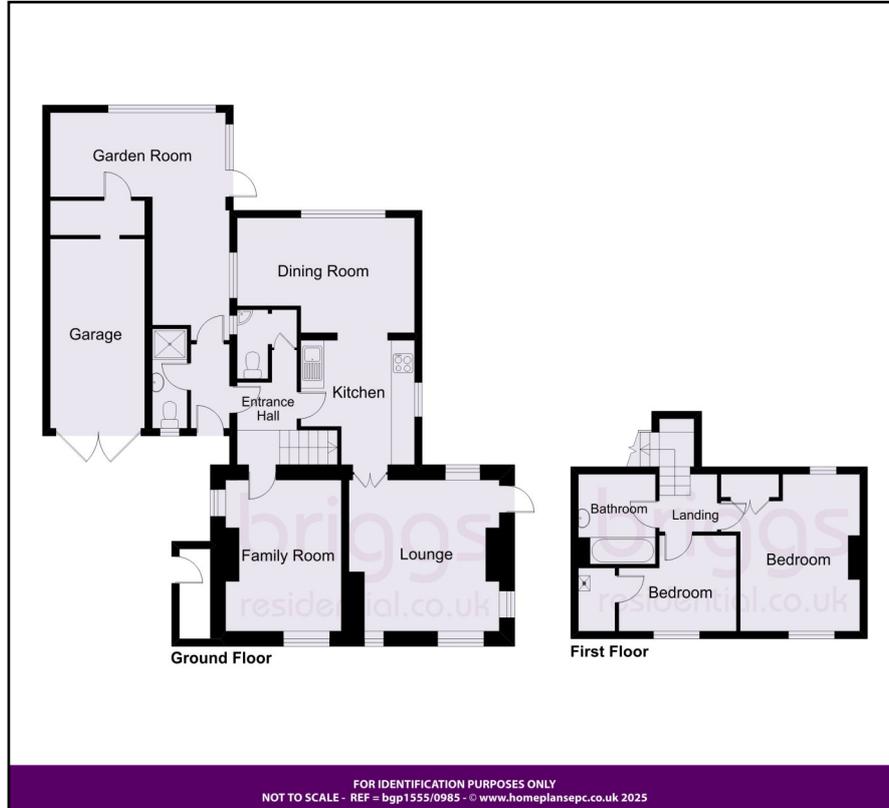
OUTSIDE

The property has a driveway which leads to an oversized garage.

The rear garden backs onto open fields and has a STUDIO. The private gardens are mainly laid to lawn with a variety of mature shrubs and trees.

EPC RATING: E

COUNCIL TAX BAND: D (PCC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements 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 of the property and suggest buyers obtain such verification from their solicitors.