



**37 TOWNING CLOSE, DEEPING ST JAMES
 PE6 8HS**

£249,900

FREEHOLD



**briggs
 residential**

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 Market Deeping
 PE6 8EA

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Tucked away at the end of a cul-de-sac and extended to the rear, this three bedroom family home has a utility room and cloakroom accessed from the kitchen/dining room, is offered for sale in good decorative order throughout and is within easy access of local schools. Approached via a block-paved driveway, which provides parking for several vehicles and leads to the single garage, this property also benefits from having a westerly facing rear garden and viewing is highly advised.

Front entrance door opening to

HALLWAY

With stairs leading to first floor.

LOUNGE 14'7 x 12' (4.45m x 3.66m)

With fireplace, radiator and window to front elevation.

KITCHEN/DINING ROOM 15'2 x 10'1 (4.62m x 3.07m)

With a range of wall and base units, window to rear elevation, dining area, patio doors opening onto rear garden and door leading to

UTILITY ROOM 9' x 7'7 (2.74m x 2.31m)

With base units, work surface, plumbing for washing machine, internal door to garage and door to rear garden.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LANDING

BEDROOM ONE 12'4 x 8'4 (3.76m x 2.54m)

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

BEDROOM TWO 10'1 x 8'4 (3.07m x 2.54m)

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

BEDROOM THREE 9'5 x 6'5 (2.87m x 1.96m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

OUTSIDE

The property is approached via a block-paved driveway which leads to a single garage.

The rear garden, which provides a high degree of privacy, is mainly laid to lawn with patio area and mature shrubs.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)



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