

**OPENING HOURS**  
Monday to Friday, 9:00am until 6:00pm  
Saturday, 9:00am until 4:00pm  
Sunday, Closed



**77 CROWSON WAY, DEEPING ST JAMES  
PE6 8EY**

**OFFERS OVER £345,000**

**FREEHOLD**



**briggs  
residential**

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Market Deeping  
PE6 8EA

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349300**

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Offering spacious rooms throughout, this four bedroom detached family home features a 19' x 13' kitchen/dining room whilst also offering a good size lounge and private westerly-facing views over Deeping St James primary school. The rear garden is ideal for entertaining having an outside kitchen area and large covered patio to take advantage of the summer evenings. To book your viewing today, call the Briggs Residential team.

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor.

#### CLOAKROOM

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

#### LOUNGE 16'3 x 13'8 (4.95m x 4.17m)

A good size lounge with radiator and window to front elevation.

#### KITCHEN/DINING ROOM 19'8 x 13'8 (5.99m x 4.17m)

With a range of ample wall and base units with work surface, wall tiling, plumbing for appliances, fridge space, window to rear elevation, dining area and patio doors opening onto the rear garden.

#### UTILITY ROOM 9'11 x 5'3 (3.02m x 1.60m)

With plumbing for washing machine, space for tumble dryer, window to rear elevation and door to rear garden.

#### LANDING

#### BEDROOM ONE 10'9 x 10'7 (3.28m x 3.23m)

With radiator and window to front elevation.

#### BEDROOM TWO 10'9 x 10'7 (3.28m x 3.23m)

With radiator and window to rear elevation.

#### BEDROOM THREE 10'9 x 9'4 (3.28m x 2.84m)

With radiator and window to rear elevation.

#### BEDROOM FOUR 8'11 x 6'9 (2.72m x 2.06m)

With radiator and window to front elevation.

#### BATHROOM

Comprising P-shaped bath with shower above, wash-hand basin with cupboards below, low flush WC, radiator, wall tiling and window to side elevation.

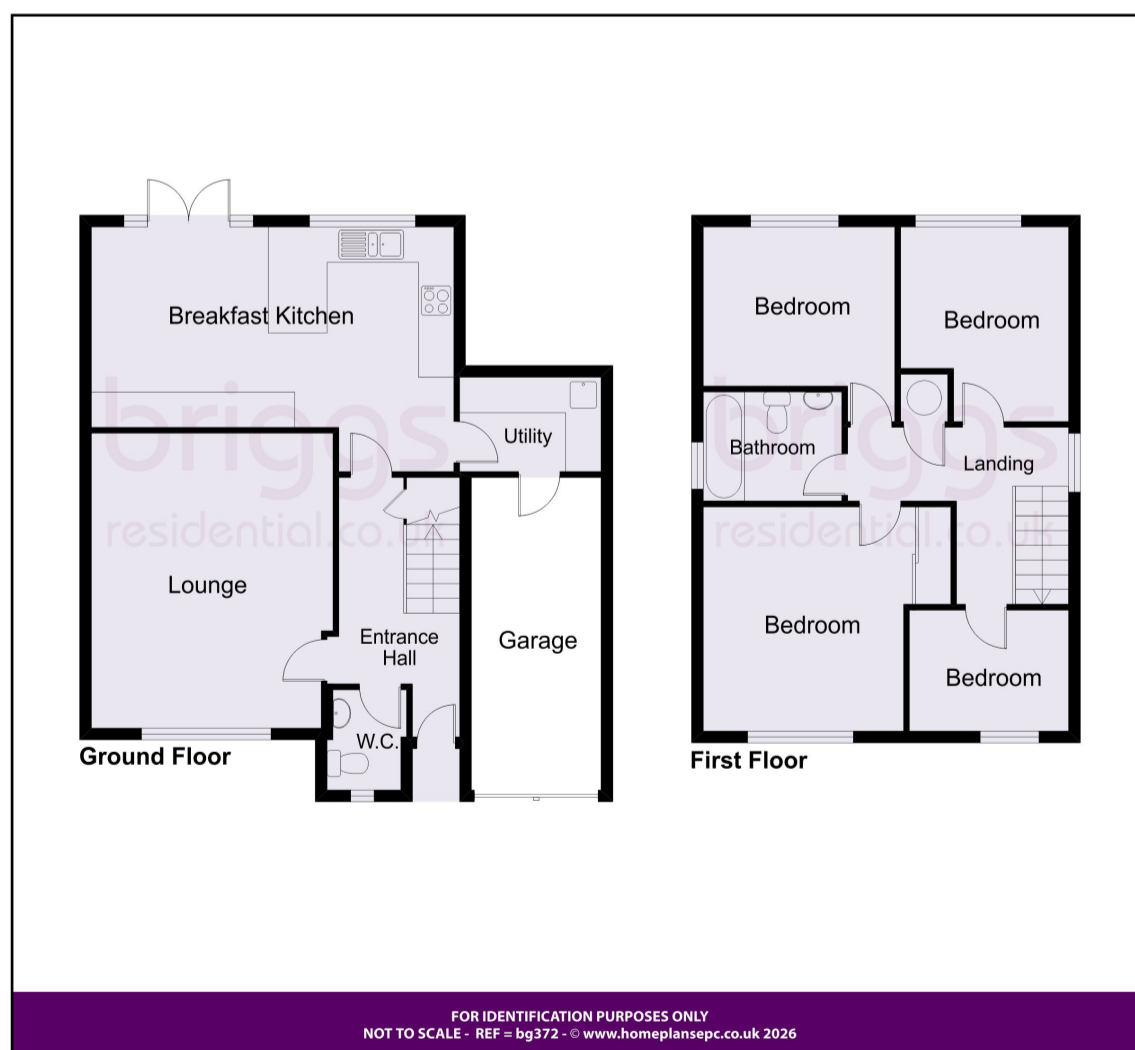
#### OUTSIDE

The property is approached via a double-width driveway which leads to a single garage.

The rear westerly-facing private garden, which is of a good size and backs onto the school field, is mainly laid to lawn and is perfect for entertaining with a large covered patio and outdoor kitchen area.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



#### 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 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.