

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



**34 HAYWAIN DRIVE, DEEPING ST NICHOLAS  
 PE11 3TQ**

**OFFERS OVER £280,000**

**FREEHOLD**



**briggs  
 residential**

17 Market Place  
 Market Deeping  
 PE6 8EA

**01778  
 349300**

Follow us on



**briggsresidential.co.uk**



Featuring FOUR good size bedrooms, this impressive double-fronted family home is offered for sale in excellent decorative order throughout and has two separate reception rooms, kitchen/breakfast room, utility room and master bedroom with en-suite. With a good size lounge with bi-folding doors opening onto the rear garden and with a contemporary media wall, this home also has a good size dining room with bay window to front elevation. There is parking for three vehicles leading to a single garage which has an electric vehicle charging point and the property also benefits from having a good size fully enclosed rear garden. With a large green and play area nearby, viewing of this detached family home is highly advised. Book your viewing today.

Recently installed front entrance door opening to

**HALLWAY**

With radiator and stairs leading to first floor.

**LOUNGE** 15'5 x 10'6 (4.70m x 3.20m)

With bi-folding doors opening onto the rear garden, feature media wall with built-in cupboard below, radiator and window to rear elevation.

**DINING ROOM/STUDY** 12'8 x 8'9 (3.86m x 2.67m)

With walk-in bay window to front elevation, contemporary fitted light pelmet, floating desk and radiator.

**KITCHEN/BREAKFAST ROOM** 14'4 x 8'2 (4.37m x 2.49m)

With ample wall and base units, recently installed double oven, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, tiled flooring, windows to front and side elevations and door to

**UTILITY ROOM** 7'9 x 5' (2.36m x 1.52m)

With a range of base units, plumbing for washing machine, tiled flooring, central heating boiler, door to rear garden and door to

**LANDING**

With built-in airing cupboard and access to loft.

**BEDROOM ONE** 12'3 x 9' (3.73m x 2.74m)

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

**EN-SUITE**

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

**BEDROOM TWO** 12'5 x 8'4 (3.78m x 2.54m)

With radiator and window to front elevation.

**BEDROOM THREE** 9'2 x 8'3 (2.79m x 2.51m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 9'7 x 7' (2.92m x 2.13m)

With radiator and window to rear elevation.

**BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

**CLOAKROOM**

A recently installed suite comprising low flush WC, wash-hand basin, radiator and window to rear elevation.

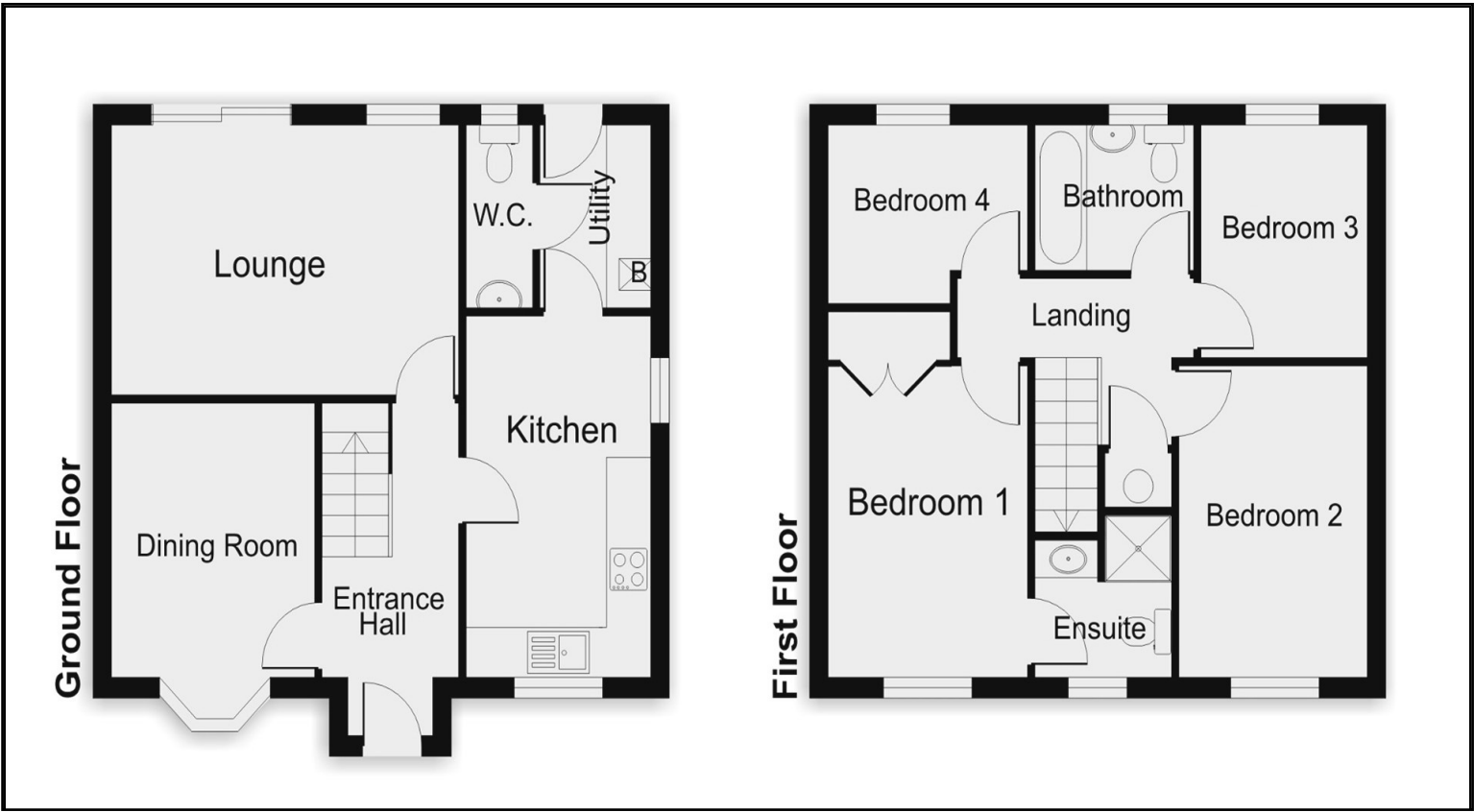
**OUTSIDE**

The property has a driveway which provides parking for 2-3 vehicles with an electric vehicle charging point and leads to a single garage.

The rear garden is exceptionally large with decked area and is mainly laid to lawn with patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: C (SOUTH HOLLAND)



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.