



briggs residential

**22 THE GROVE
MARKET DEEPING PE6 8AW
£269,500**

FREEHOLD



With a south facing garden and within easy access of Market Deeping town centre, this three bedroom detached family home has a lounge with French doors leading onto the rear garden, large kitchen/dining room, three good size bedrooms to the first floor, modern bathroom suite and timber workshop. Offered for sale in good decorative order throughout and with off-road parking, viewing of this family home is highly advised.

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

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising wash-hand basin and WC.

LOUNGE 15'11 x 9'11 (4.85m x 3.02m)

With radiator, TV point and French doors with windows either side leading onto the rear southerly facing garden.

KITCHEN/DINING ROOM 15'6 x 9'11 (4.72m x 3.02m)

With a range of wall and base units, cooker point, extractor hood, plumbing for washing machine, fridge space, work surface, wall tiling, dining area, radiator, windows to front and side elevations and side personal door.

LANDING

With airing cupboard and window to side elevation.

BEDROOM ONE 15'10 x 9'5 (4.83m x 2.87m)

With radiator and windows to rear and side elevations.

BEDROOM TWO 10'1 max x 9'4 (3.07m max x 2.84m)

With radiator and window to front elevation.

BEDROOM THREE 10'1 x 6'5 (3.07m x 1.96m)

With radiator and window to side elevation.

BATHROOM

Comprising walk-in shower cubicle, wash-hand basin, low flush WC, wall tiling and window to side elevation.

OUTSIDE

With a driveway providing parking for several vehicles and gated access providing potential further parking. The southerly facing garden is neatly kept and mainly laid to lawn with well stocked borders, decked patio area, paving, further side garden with lawned area and slabbed patio.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)

