



**6 CURLEW WALK, DEEPING ST JAMES
PE6 8RY**

£490,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Situated in a small exclusive cul-de-sac, this extended detached family home has FIVE DOUBLE BEDROOMS to the first floor, three reception rooms and a 29' kitchen family room. Offered for sale in good condition throughout and with an enclosed rear garden, a large driveway and garage, this surprisingly spacious home is perfect for the growing family and must be seen. Book your viewing today!

Front entrance door opening to

HALLWAY

A large entrance hall with ceramic tiled flooring, radiator and stairs to first floor.

CLOAKROOM

Comprising low flush WC, wash hand basin, tiled floor, radiator and window to side aspect.

LOUNGE 18'9 x 16'3 (5.72m x 4.95m)

This light and airy room has feature fireplace housing coal effect gas fire, TV point, radiator, windows to front and side aspects and double opening doors to

SITTING ROOM 11'9 x 9'8 (3.58m x 2.95m)

With radiator and window to side aspect.

STUDY 10'6 x 10'5 (3.20m x 3.18m)

With radiator and window to front aspect.

KITCHEN DINING ROOM 29'7 x 12' (9.02m x 3.65m)

This spacious kitchen comprises ample wall and base units, glazed display cabinets, integrated dishwasher, built in eye level oven with electric hob and extractor above, sink unit, spotlighting, work surface, pantry area and window to rear aspect. The dining area has TV point, contemporary radiator and patio doors opening onto the patio.

UTILITY ROOM 9'2 x 7'10 (2.79m x 2.39m)

With wall and base units, plumbing for American style fridge freezer, plumbing and space for washing machine/tumble dryer, sink unit, ceramic tiled floor, window to rear aspect, door to side aspect and door to cloakroom.

LANDING

A large landing with radiator and window to front aspect.

MASTER BEDROOM 16'4 x 11'9 (4.98m x 3.58m)

This large bedroom has fitted wardrobes, radiator, window to front aspect and door to

EN SUITE

Comprising large walk in shower cubicle, low flush WC, vanity wash hand basin, tiled floor, heated towel rail and window to rear aspect.

BEDROOM TWO 11'10 x 11' (3.61m x 3.35m)

With radiator and window to side aspect.

BEDROOM THREE 10'6 x 10'6 (3.20m x 3.20m)

With radiator and window to front aspect.

BEDROOM FOUR 10'6 x 10'1 (3.20m x 3.07m)

With airing cupboard, radiator and window to rear aspect.

BEDROOM FIVE 11' x 9'8 (3.35m x 2.95m)

With radiator and window to rear aspect.

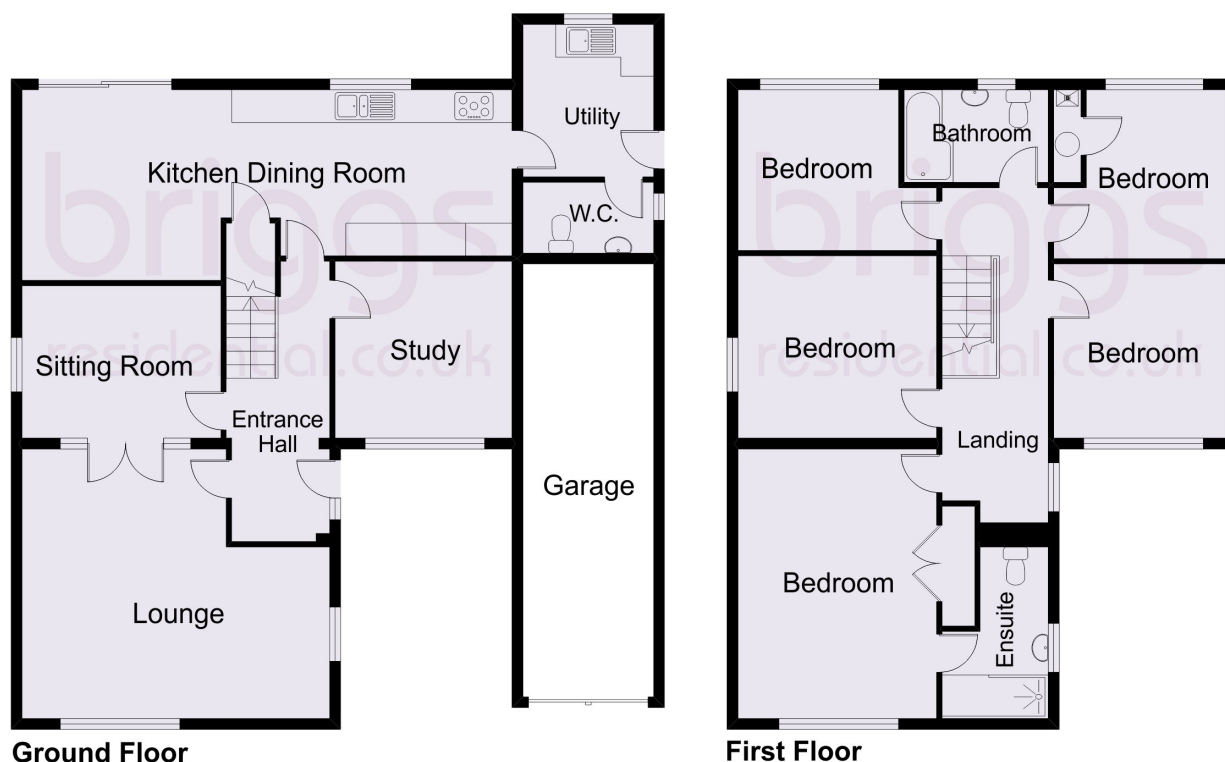
BATHROOM

Comprising 'P' shaped bath with electric shower above, vanity wash hand basin, contemporary low flush WC, heated towel rail, wall tiling, tiled floor and window to rear aspect.

OUTSIDE

The large block paved driveway provides ample parking and leads to an oversized single garage with power and lighting. The enclosed rear garden has a lovely porcelain tiled patio and paving, lawn and borders.

EPC RATING: C



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