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ating back to 1823, The Black Bull Public House still boasts many original features including a built-in bar within the lounge area and fireplaces at each end. The property has FIVE RECEPTION ROOMS to the ground floor, including a large master bedroom/family room with French doors opening onto the rear garden and an open-plan kitchen/dining room with log burner. Greatly extended, this surprisingly spacious, detached, period home, has approximately 2150 square feet of accommodation and is set in one of the areas' most sought after locations with excellent walks along the nearby River Welland and is also within the school catchment area for Arthur Mellows Village College. With ample parking, viewing of this detached stone house is highly advised to appreciate the superb charm and character of this historic home.

Entrance door opening to

#### PANELLED ENTRANCE VESTIBULE

With door opening to

#### **LIVING ROOM** 24'7 x 21' (7.49m x 6.40m)

With many original features including the bar, this relaxing room has a cast-iron fireplace at one end and a cozy log burner at the other end; there are sash windows to the front and side aspects, exposed beams, TV point and radiator.

#### **INNER HALLWAY**

**BAR** 9'3 x 7' (2.82m x 2.13m)

With original ale pumps, shelving, beams and steps down to

**STUDY** 13'3 x 6'1 (4.04m x 1.85m)

With tiled floor, radiator and window to side aspect.

# SECOND INNER HALL

With radiator and stable door to rear garden.

**LOUNGE** 16'1 x 12' (4.90m x 3.65m)

With cast-iron fireplace, radiator, TV point and window to rear aspect.

#### THIRD INNER HALL

#### **FAMILY ROOM/BEDROOM ONE** 25' x 14'7 (7.62m x 4.45m)

A large room presently used as the master bedroom with fitted wardrobes, radiator, skylight windows, French doors opening onto the rear garden and door to

#### EN SUITE BATHROOM

Comprising panelled bath, WC, wash hand basin, radiator, wall tiling and window to side aspect.

## LANDING

**BEDROOM TWO** 13'3 x 11'6 (4.04m x 3.51m)

With radiator and window to front aspect.

**BEDROOM THREE** 12' x 11' (3.65m x 3.35m)

With cast-iron fireplace, radiator and window to front aspect.

**BEDROOM FOUR** 12'8 x 8'8 (3.86m x 2.64m)

With radiator and window to rear aspect.

## **BATHROOM**

Comprising double shower cubicle, wash hand basin, WC, airing cupboard, traditional style towel rail, airing cupboard and window to rear aspect.

# **KITCHEN DINING ROOM** 20' x 15'1 (6.10m x 4.60m)

This open-plan room comprises ample wall and base units, central island unit, Belfast sink, cooking range, integrated dishwasher, fridge space, windows to side aspect and open access to dining area which has log burner, French doors opening onto the south facing garden and door to staircase.

### **UTILITY ROOM**

With base units, plumbing for washing machine and door to

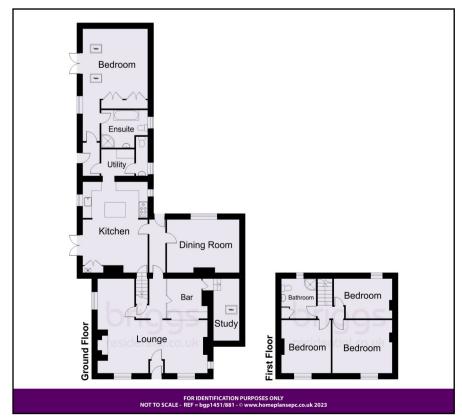
### **CLOAKROOM**

Comprising WC, wash hand basin, radiator and window to side aspect.

### OUTSIDE

The long private driveway leads to an electric opening gate giving access to a large parking area providing ample parking. The south facing private gardens are enclosed by mature hedges and trees and are mainly laid to lawn with large patio area, paving, timber shed and log store.

EPC RATING: TBC COUNCIL TAX BAND: E



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