



73a TATTERSHALL DRIVE, MARKET DEEPIING  
PE6 8BZ

£395,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated in a prominent position in this sought after location, this four bedroom, detached family home was originally a show house, enjoying good size westerly-facing rear gardens. The property benefits from a spacious 19' lounge, separate dining room, kitchen/breakfast and utility room, whilst to the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. There is ample driveway parking leading to a double garage and the property is offered for sale with no forward chain.

Front entrance leading to

#### HALLWAY

With understairs cupboard and stairs to first floor.

#### CLOAKROOM

Comprising pedestal wash-hand basin, WC and window to front elevation.

#### LOUNGE 19'2 x 12'7 (5.84m x 3.84m)

With gas living-flame effect fireplace, bay window to front elevation and double doors to

#### DINING ROOM 11'1 x 10'4 (3.39m x 3.15m)

With double doors opening onto the rear garden and door to

#### KITCHEN/BREAKFAST ROOM 18'10 x 13'4 (5.74m x 4.07m)

With the breakfast area currently used as a pleasant snug seating area with double doors opening onto the rear garden, the kitchen space is fitted with a range of base and eye-level units, electric oven with gas hob and extractor hood above, plumbing for dishwasher, space for fridge/freezer, stainless steel sink unit, window to rear elevation and door to

#### UTILITY ROOM 8'4 x 5'10 (2.55m x 1.78m)

With fitted base units, stainless steel sink unit, plumbing for washing machine, space for tumble dryer and door to garden.

#### LANDING

With airing cupboard housing hot water tank and window to side elevation.

#### BEDROOM ONE 12'8 x 9'4 (3.87m x 2.84m)

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

#### EN-SUITE

Comprising recessed shower enclosure with glass screen, pedestal wash-hand basin, WC and window to side elevation.

#### BEDROOM TWO 10'9 x 6'6 (3.28m x 1.98m)

With built-in double wardrobe and window to rear elevation.

#### BEDROOM THREE 11'6 x 8'3 (3.50m x 2.50m)

With over-stairs storage cupboard and window to front elevation.

#### BEDROOM FOUR 10'9 x 6'6 (3.28m x 1.98m)

With window to rear elevation.

#### FAMILY BATHROOM

Comprising panelled bath with shower over and glass screen, pedestal wash-hand basin, WC and window to side elevation.

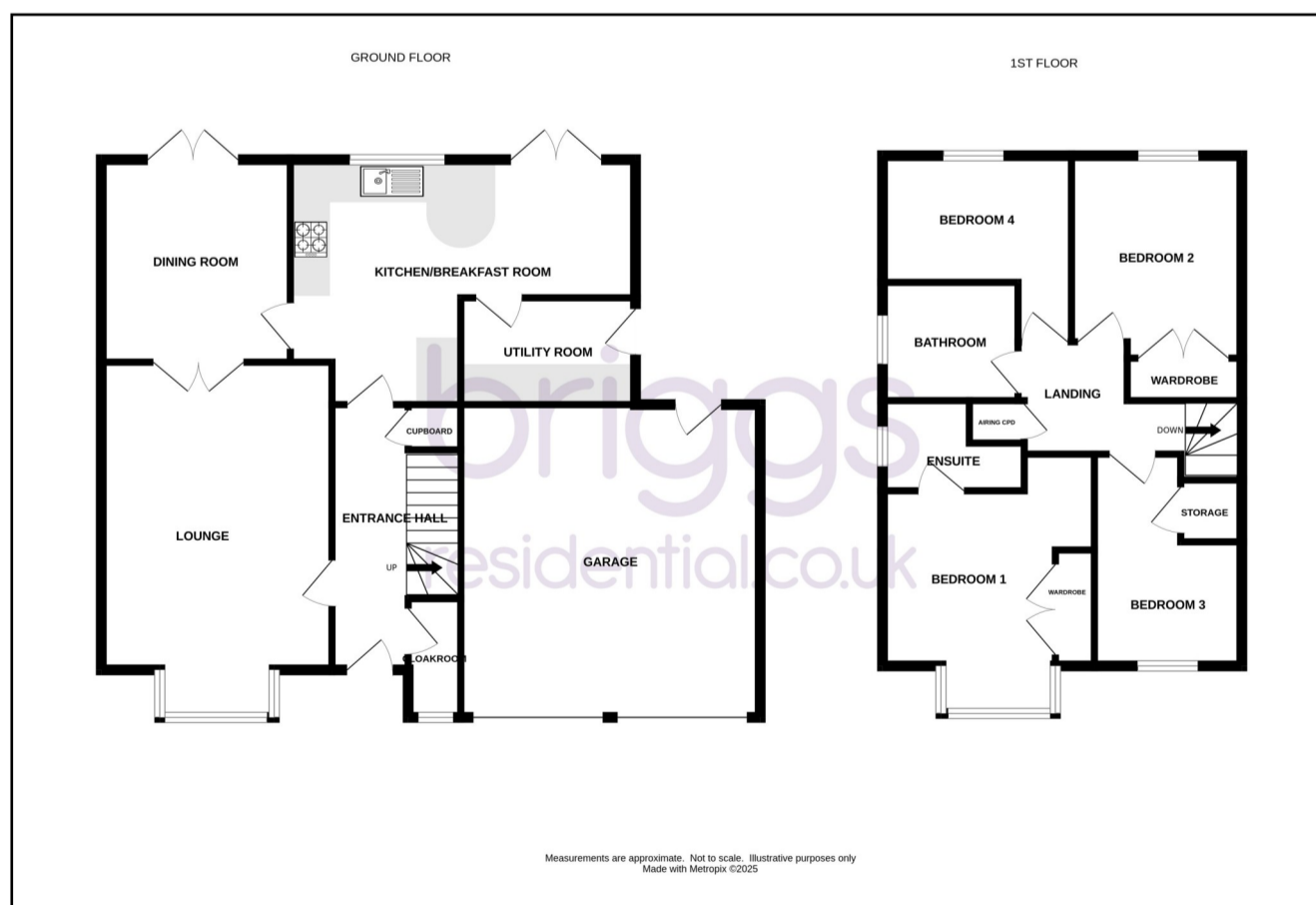
#### OUTSIDE

The property is approached via a block-paved driveway providing spacious off-road parking, leading to a double garage which has power and lighting and a courtesy door to the rear garden.

The westerly facing rear garden comprises a paved patio seating area leading off from the Kitchen/Breakfast Room and Dining Room, in turn leading to a lawned area with a further patio seating area to the rear housing a timber summerhouse.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



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