



briggs residential

**22 THE PARSLINS
DEEPING ST JAMES PE6 8NR
£235,000**

FREEHOLD



Offered for sale with no chain and set on a prominent corner plot, this three bedroom semi-detached home has a large lounge/diner opening onto the rear southerly facing garden, whilst there is also an over-sized garage, ample parking and within easy access of local schools.

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 stairs leading to first floor.

LOUNGE/DINER 25'7 x 11'7 max (7.80m x 3.53m max)

With ornamental fireplace, this light and airy room has a radiator, TV point, window to front elevation and French doors opening onto the rear garden.

KITCHEN 9'11 x 8' (3.02m x 2.44m)

With a range of wall and base units, built-in appliances, work surface, wall tiling, tiled flooring and side external door.

LANDING

With window to side elevation and access to loft.

BEDROOM ONE 14'6 x 9'11 (4.42m x 3.02m)

With radiator and window to front elevation.

BEDROOM TWO 11' x 9'11 (3.35m x 3.02m)

With radiator and window to rear elevation.

BEDROOM THREE 8'2 x 7'10 (2.49m x 2.39m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

OUTSIDE

The property has a driveway which provides parking for at least two vehicles and this leads to an oversized garage with power and lighting and rear personal door.

The rear garden is enclosed by fencing and is mainly laid to lawn with raised borders, patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)

