



# briggs residential

**57 TOWNING CLOSE  
DEEPING ST JAMES PE6 8HS  
OFFERS OVER £249,300**

**FREEHOLD**



Offered for sale with no chain and in excellent decorative order throughout, this three bedroom home backs onto a large green and is within easy access of Deeping schools. With a recently upgraded kitchen, this family home also has a storage room behind the garage with its own separate entrance and viewing is highly advised to appreciate the superb accommodation available.

**Visit our website: [www.briggsresidential.co.uk](http://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**

Front entrance door opening to

### HALLWAY

With radiator and stairs leading to first floor.

### LOUNGE 14'3 x 11'8 (4.34m x 3.56m)

With a feature brick chimney, this modern room has a radiator, TV point and box window to front elevation.

### KITCHEN/DINING ROOM 14'8 x 9'9 (4.47m x 2.97m)

A modern kitchen with a range of wall and base units, built-in oven with hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, understairs storage cupboard, window to rear elevation, dining area, radiator and patio doors leading onto the rear garden.

### LANDING

#### BEDROOM ONE 14' max x 8'3 (4.27m max x 2.51m)

With wardrobe recess, radiator and window to front elevation.

#### BEDROOM TWO 9'9 x 8'1 (2.97m x 2.46m)

With built-in wardrobe, radiator and window to rear elevation enjoying views of the garden and large green beyond.

#### BEDROOM THREE 9'1 x 6'1 (2.77m x 1.85m)

With built-in wardrobe, radiator and window to front elevation.

### BATHROOM

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

### OUTSIDE

### STORAGE ROOM

Approached via a door from the rear, this useful room has access through to the garage which has up-and-over door, power and lighting.

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

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)

