



briggs residential

**41 CHESTNUT WAY
MARKET DEEPING PE6 8LP
OFFERS OVER £320,000**

FREEHOLD



Offered for sale with no chain and situated in a cul-de-sac position in this sought after location, this four bedroom family home is well presented throughout and is situated within close proximity of local schools, park and town centre. The property comprises a modern kitchen/breakfast room, spacious lounge/dining room and separate garden room. With four bedrooms to the first floor, a detached garage with large block-paved driveway and pleasant south-westerly facing gardens, viewing of this home is highly advised.

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**

Front entrance door opening to

HALLWAY

With tiled flooring, radiator and stairs to first floor.

CLOAKROOM

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

KITCHEN/BREAKFAST ROOM 15'5 x 14'10 max (4.70m x 4.52m max)

Fitted with a modern range of base and eye-level units with worktop over, integrated double oven with gas hob and extractor above, plumbing for washing machine and dishwasher, space for fridge/freezer, understairs storage cupboard, window to front elevation, door to driveway and double doors opening onto the rear garden.

LOUNGE/DINING ROOM 16'10 max x 15'5 (5.13m max x 4.70m)

With radiator, bay window to front elevation and double doors opening through to

GARDEN ROOM 12'7 x 10'9 (3.84m x 3.28m)

With windows to two elevations overlooking the south-westerly facing garden and double doors opening onto patio seating area.

LANDING

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

BEDROOM ONE 14'1 x 8'10 (4.29m x 2.69)

With radiator, fitted wardrobes and window to rear elevation.

BEDROOM TWO 11'5 x 8'11 (3.48m x 2.72m)

With radiator and window to front elevation.

BEDROOM THREE 11'11 x 6'4 (3.63m x 1.93m)

With radiator and window to front elevation.

BEDROOM FOUR 8'6 x 6'4 (2.59m x 1.93m)

With radiator, fitted wardrobes and window to rear elevation.

BATHROOM

Fitted with a modern three-piece suite comprising walk-in shower enclosure with glass screen, wash-hand basin in vanity unit, WC, tiled floor, extractor fan, heated towel rail and window to front elevation.

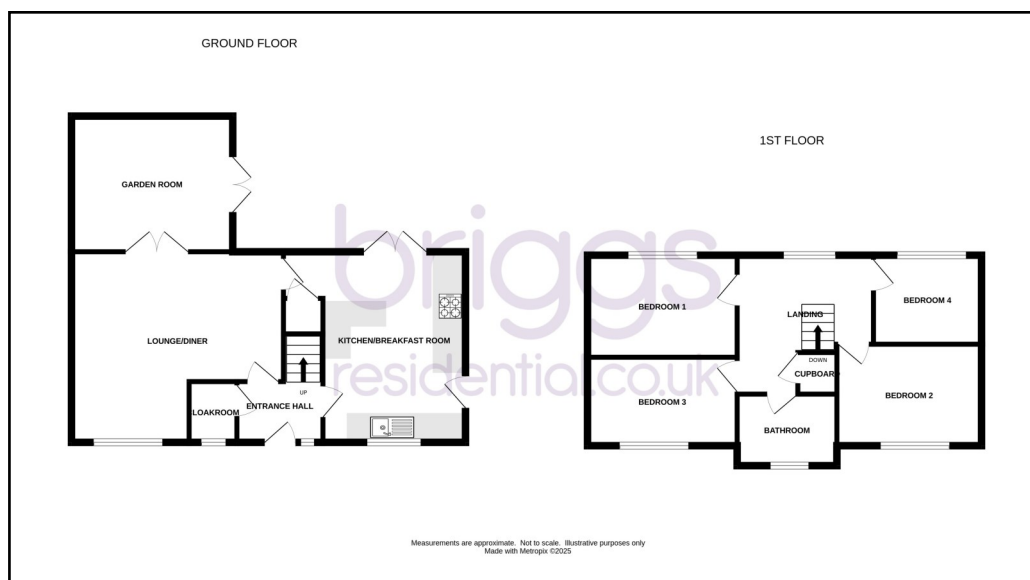
OUTSIDE

Set at the end of a cul-de-sac, the property is approached via a spacious block-paved driveway providing off-road parking, with a gate to the side providing access to the detached single garage.

The south-westerly facing rear garden comprises a paved patio seating area with timber pagoda, a spacious lawned area, mature planted borders and gated side access.

EPC RATING: C

COUNCIL TAX RATING: D (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any Apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title of the property and suggest buyers obtain such verification from their solicitors.