



**briggs**  
residential

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17 Market Place . Market Deeping . PE6 8EA

**1 LANCASTER WAY  
MARKET DEEPING PE6 8LA  
£185,000**

**FREEHOLD**



Offered for sale with no chain and in immaculate decorative order, this three bedroom family home offers generous size rooms throughout and features a 20' kitchen/breakfast room and also has a good size lounge leading to a conservatory and benefits from having a fully enclosed garden to the rear. With three good size bedrooms to the first floor and off-road parking to the front, viewing of this well-kept home is highly advised to appreciate the size of accommodation available.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

### HALLWAY

With radiator and stairs leading to first floor.

### LOUNGE 13'7 x 13' (4.14m x 3.96m)

With contemporary fireplace, radiator and patio doors leading to

### CONSERVATORY 14' x 10' (4.27m x 3.05m)

A large conservatory overlooking the westerly-facing garden with French doors leading onto the patio.

### KITCHEN/BREAKFAST ROOM 20' x 8'10 (6.10m x 2.69m)

A modern kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, plumbing for washing machine, storage cupboard, radiator, dining area and French doors opening to rear garden.

### LANDING

### BEDROOM ONE 13'7 x 11'5 (4.14m x 3.48m)

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

### BEDROOM TWO 11'7 x 9' (3.53m x 2.74m)

With radiator and window to rear elevation.

### BEDROOM THREE 10'4 x 8'3 (3.15m x 2.51m)

With radiator and window to front elevation.

### BATHROOM

A modern suite comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, radiator and window to front elevation.

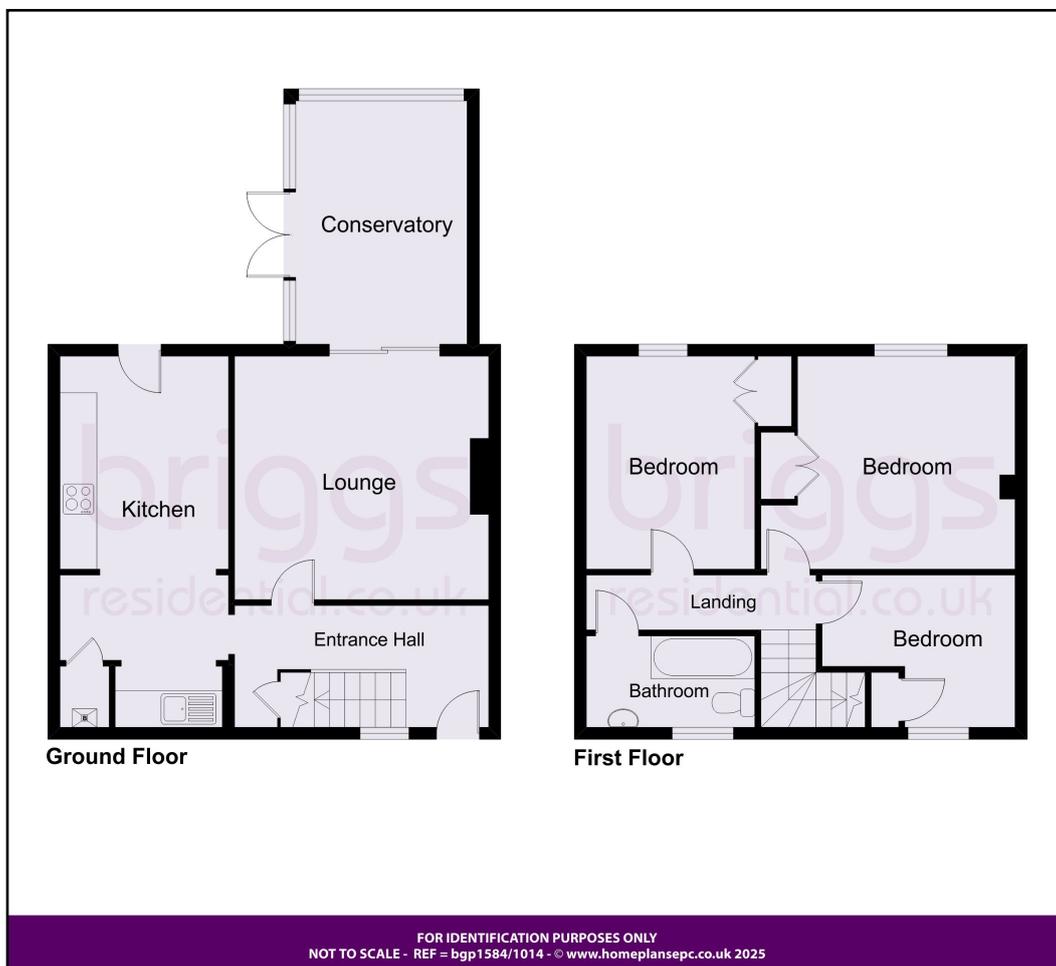
### OUTSIDE

The property has a block-paved driveway which provides parking for at least two vehicles.

The westerly-facing rear garden, which is fully enclosed by fencing, has been designed for easy maintenance and provides a high degree of privacy.

EPC RATING: D

COUNCIL TAX BAND: TBC (SKDC)



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