



# briggs residential

**49 BURCHNALL CLOSE  
DEEPING ST JAMES PE6 8QJ  
OFFERS OVER £260,000**

**FREEHOLD**



Presently the best value four bedroom detached family home within the Market Deeping and Deeping St James area, this superb home features open-plan living accommodation and overlooks a large green to the front. Originally the show house in the development and tucked away in a lovely location, this well kept detached home is within easy access of local schools and is perfect for the growing family. Book your viewing today.

**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.

### CLOAKROOM

Comprising low flush WC and wash-hand basin.

**LOUNGE/DINING ROOM** 19'5 x 15'5 (5.92m x 4.70m)

A most impressive open-plan room with living area, dining area, radiators and French doors opening onto the enclosed rear garden.

**KITCHEN** 9'4 x 9'4 (2.84m x 2.84m)

A modern kitchen with a range of ample wall and base units with built-in oven, gas hob with extractor above, plumbing for dishwasher and washing machine, space for American style fridge-freezer, work surface, wall tiling and window to front elevation.

### LANDING

**BEDROOM ONE** 13'3 x 8'3

With radiator and window to rear elevation.

**BEDROOM TWO** 9'1 x 8' (2.77m x 2.44m)

With radiator and window to front elevation.

**BEDROOM THREE** 10' x 6'6 (3.05m x 1.98m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 8' x 6' (2.44m x 1.83m)

With radiator and window to front elevation.

### BATHROOM

A modern suite comprising panelled bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

### OUTSIDE

The property has a driveway which leads to a single garage.

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

EPC RATING: D

COUNCIL TAX RATING: C (SKDC)

