

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 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 $10' \times 6'6$ (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)



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