

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**34 HAYWAIN DRIVE, DEEPING ST NICHOLAS
 PE11 3TQ**

OFFERS OVER £280,000

FREEHOLD



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17 Market Place
 Market Deeping
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**01778
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Featuring a good size fully enclosed rear garden, this FOUR bedroom detached family home is offered for sale in excellent decorative order throughout and has two separate reception rooms, kitchen/breakfast room and master bedroom with en-suite. The lounge, which has bi-folding doors opening onto the rear garden, also has a recently installed media wall, whilst the dining room, which is presently used as a study, has a large walk-in bay window to the front elevation. The property has a driveway which provides parking for up to three vehicles, has an electric vehicle charging point and leads to a single garage. Viewing of this family home is highly advised.

Recently installed front entrance door opening to

HALLWAY
With radiator and stairs leading to first floor.

LOUNGE 15'5 x 10'6 (4.70m x 3.20m)
With bi-folding doors opening onto the rear garden, feature media wall with built-in cupboard below, radiator and window to rear elevation.

DINING ROOM/STUDY 12'8 x 8'9 (3.86m x 2.67m)
With walk-in bay window to front elevation, contemporary fitted light pelmet, floating desk and radiator.

KITCHEN/BREAKFAST ROOM 14'4 x 8'2 (4.37m x 2.49m)
With ample wall and base units, recently installed double oven, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, tiled flooring, windows to front and side elevations and door to

UTILITY ROOM 7'9 x 5' (2.36m x 1.52m)
With a range of base units, plumbing for washing machine, tiled flooring, central heating boiler, door to rear garden and door to

LANDING
With built-in airing cupboard and access to loft.

BEDROOM ONE 12'3 x 9' (3.73m x 2.74m)
With built-in wardrobe, radiator, window to front elevation and door to

EN-SUITE
Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to front elevation.

BEDROOM TWO 12'5 x 8'4 (3.78m x 2.54m)
With radiator and window to front elevation.

BEDROOM THREE 9'2 x 8'3 (2.79m x 2.51m)
With radiator and window to rear elevation.

BEDROOM FOUR 9'7 x 7' (2.92m x 2.13m)
With radiator and window to rear elevation.

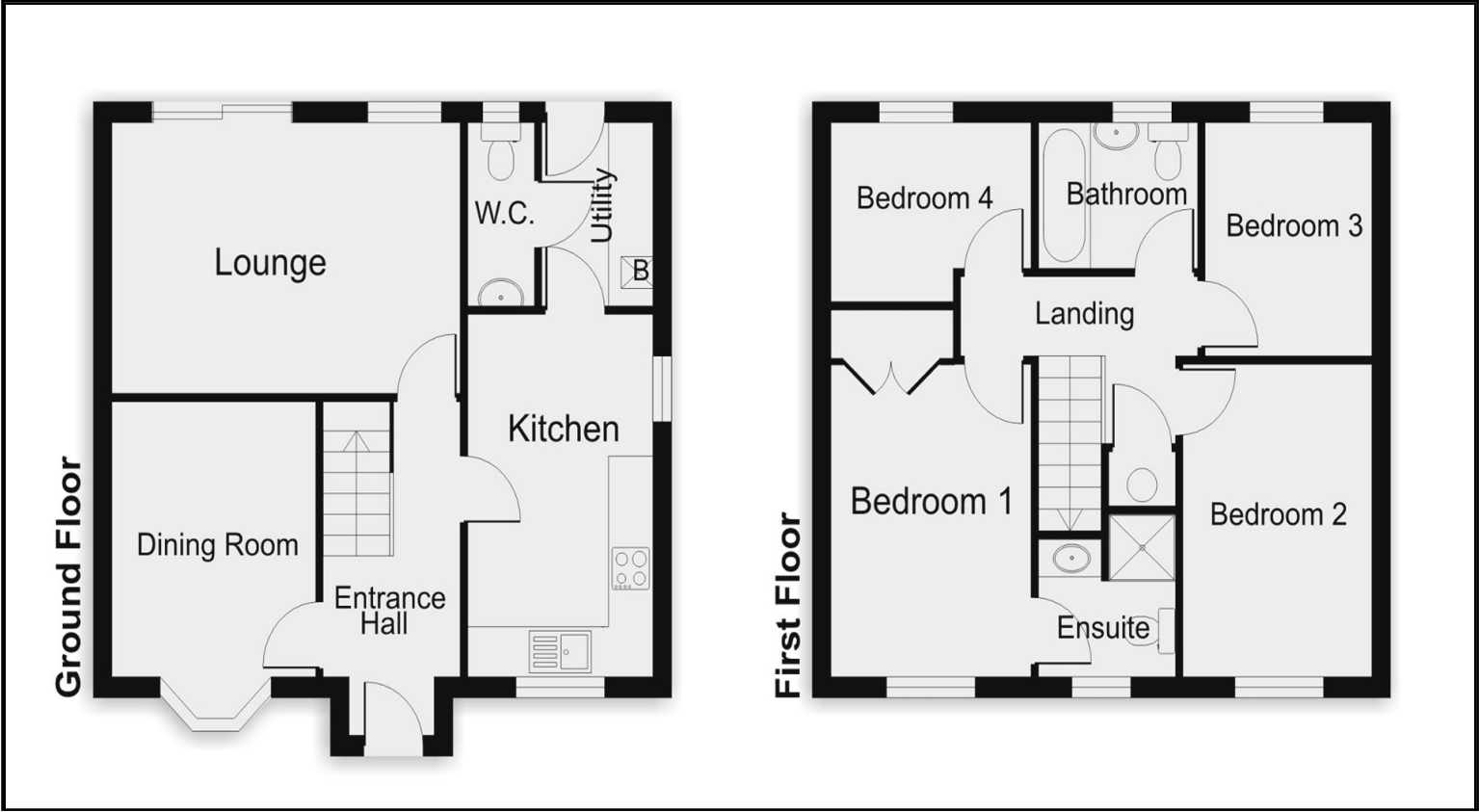
BATHROOM
Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

CLOAKROOM
A recently installed suite comprising low flush WC, wash-hand basin, radiator and window to rear elevation.

OUTSIDE
The property has a driveway which provides parking for 2-3 vehicles with an electric vehicle charging point and leads to a single garage.

The rear garden is exceptionally large with decked area and is mainly laid to lawn with patio area and paving.

EPC RATING: C COUNCIL TAX BAND: C (SOUTH HOLLAND)



These particulars do not constitute part or all of an offer or contract. The measurements and details 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 or structure of the property and suggest buyers obtain such verification from their solicitors.