



68 LINCOLN ROAD, NORTHBOROUGH  
PE6 9BH

£330,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**S**ituated in one of the areas most sought after villages within an excellent school catchment, this well kept and extended 1930's semi detached home features a stunning 18' x 17' L shaped kitchen family room, two further reception rooms and a ground floor cloakroom. To the first floor there are three bedrooms and a modern family bathroom. The large driveway provides parking for several vehicles and leads to a single garage and the property benefits from UPVC double glazing, gas fired central heating and a superb rear garden. Viewing of this family home is highly advised.

Front entrance door opening to

#### PORCHWAY

With glazed door leading to

#### HALLWAY

A good sized entrance hall with radiator and staircase to first floor.

#### CLOAKROOM

Comprising low flush wc, wash hand basin, radiator, wall tiling and window to side aspect.

#### LOUNGE 13'1 x 12' (3.99m x 3.66m)

This lovely room has a feature fireplace, picture rail, TV point, radiator and walk-in bay window to the front aspect.

#### DINING ROOM 12'7 x 10'10 (3.84m x 3.30m)

This light and airy room has radiator, chimney breast (with potential for an open fire), picture rail and double opening doors leading to

#### KITCHEN FAMILY ROOM 18'1 x 17'10 (5.51m x 5.44m)

The kitchen area comprises ample wall and base units with built in eye level double oven, ceramic hob with extractor hood above, work surface, plumbing for washing machine, space and plumbing for American style fridge freezer, sink unit and vaulted ceiling with remote control Velux windows with blinds. The family area has radiator, window to rear aspect, TV point and French doors opening onto the rear garden.

#### LANDING

With access to loft and window to side aspect.

#### BEDROOM ONE 12' x 10'9 (3.66m x 3.28m)

With built-in furniture comprising wardrobes and drawers this room has a picture rail, radiator and window to rear aspect.

#### BEDROOM TWO 11'1 x 10'10 (3.38m x 3.30m)

With two built-in double wardrobes, picture rail, radiator and window to front aspect.

#### BEDROOM THREE 7'4 x 6'8 (2.24m x 2.03m)

With picture rail, radiator and window to front aspect.

#### BATHROOM

A modern suite comprising large walk-in shower, vanity unit with storage housing wash hand basin, WC unit with concealed cistern, tiled walls, radiator and window to rear aspect.

#### OUTSIDE

The large driveway provides parking for many vehicles and there is a gated entrance leading to a further driveway which leads to the single garage.

The superb rear garden has a patio area and neatly kept shaped lawns with well stocked flower borders, paving and summer house.

EPC RATING: D



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