



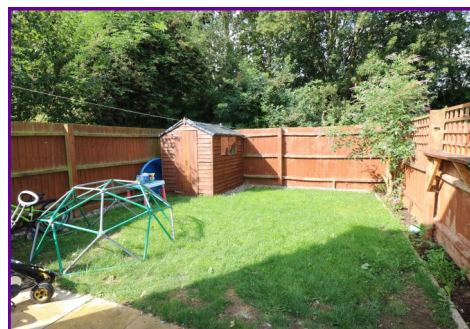
**briggs**  
residential

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17 Market Place . Market Deeping . PE6 8EA

**1 BRAEBURN ROAD  
DEEPING ST JAMES PE6 8GP  
£215,000**

**FREEHOLD**



Situated at the end of a cul-de-sac with a private westerly-facing garden backing onto a tree belt, this three bedroom end-of-terrace home has a master bedroom with en-suite and off-road parking for two cars. Ideal as a first home and featuring a good size kitchen/dining room, viewing of this much loved property is highly advised to appreciate the superb 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 stairs leading to first floor.

### LOUNGE 15'7 x 11'9 (4.75m x 3.58m)

With radiator, windows to front and side elevations, TV point and door to

### KITCHEN/DINING ROOM 15' x 13' (4.57m x 3.96m)

With a range of wall and base units with built-in oven and hob with extractor above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, window to rear elevation and French doors opening onto rear garden.

### CLOAKROOM

Comprising low flush WC and wash-hand basin.

### LANDING

### BEDROOM ONE 11'7 x 10'1 (3.53m x 3.07m)

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

### EN-SUITE

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

### BEDROOM TWO 9'9 x 8' (2.97m x 2.44m)

With radiator and window to front elevation.

### BEDROOM THREE 6'8 x 6'5 (2.03m x 1.96m)

With radiator and window to front elevation.

### BATHROOM

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

### OUTSIDE

The property has two parking spaces to the front.

The rear westerly-facing garden provides a high degree of privacy and is mainly laid to lawn with patio area, paving and backs onto a large tree belt.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)



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