



# briggs residential

**23 DIXONS ROAD  
MARKET DEEPING PE6 8AG  
£240,000 FREEHOLD**



With a well kept southerly facing rear garden and offered for sale with no chain, this mid-terraced home is situated in one of Market Deeping's most sought after locations close to the town centre. With a large lounge dining room, gas fired central heating and garage in a nearby block, viewing is highly advised.

**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 porch with door to

### **HALLWAY**

### **CLOAKROOM**

Comprising low flush WC, and wash hand basin.

### **LOUNGE DINER**

21' max x 13'4 (6.40m x 4.06m)

With radiator, fireplace, stairs to first floor with spacious dining area beneath, window to rear aspect and door to

### **CONSERVATORY**

11'2 x 8'1 (3.40m x 2.46m)

This lovely south facing room has patio doors opening onto the rear garden.

### **KITCHEN**

9' x 7' (2.74m x 2.13m)

Comprising wall and base units, built in oven with gas hob, fridge space, plumbing for washing machine and window to front aspect.

### **BEDROOM ONE**

11'4 x 11'2 (3.45m x 3.40m)

With fitted wardrobe, radiator and window to rear aspect.

### **BEDROOM TWO**

11'5 x 6'9 (3.48m x 2.06m)

With radiator and window to front aspect.

### **BATHROOM**

Comprising panelled bath, wash hand basin, low flush WC, wall tiling, radiator and window to rear aspect.

### **OUTSIDE**

The gravelled front garden has been designed for easy maintenance. The southerly facing enclosed rear garden is enclosed by fencing and mainly laid to lawn with mature shrubs, flower beds, patio and gated access to the garage. The garage is in a nearby block with electric up and over door.

EPC RATING: TBA

Awaiting Floorplan