



briggs residential

**24 FARMHOUSE DRIVE
DEEPING ST NICHOLAS PE11 3SZ
OFFERS OVER £215,000 FREEHOLD**



Ideally situated overlooking a green to the front, this three bedroom family home has a good size rear garden and an archway to the side which leads to a single garage. With a 17' kitchen dining room and en suite to the master bedroom, viewing is highly advised.

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 stairs to first floor.

CLOAKROOM

Comprising low flush WC, wash hand basin and radiator.

LOUNGE 16'10 x 10'3 (5.13m x 3.12m)

With TV point, radiators, window to front aspect and patio doors opening onto the rear garden.

KITCHEN DINER 16'10 x 9'8 (5.13m x 2.95m)

Comprising wall and base units, work surface, wall tiling, built in oven with hob and extractor hood above, plumbing for dishwasher, fridge space, dining area, radiator, windows to front and rear aspects and door to

UTILITY ROOM 6'8 x 6'5 (2.03m x 1.96m)

Comprising base units, plumbing for washing machine, work surface, central heating boiler and door to rear garden.

LANDING

With airing cupboard.

BEDROOM ONE 13' x 10'8 (3.96m x 3.25m)

With radiator, window to front aspect and door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush WC and window to front aspect.

BEDROOM TWO 10'7 x 10' (3.21m x 3.04m)

With radiator and window to front aspect.

BEDROOM THREE 7'5 x 6'8 (2.26m x 2.03m)

With radiator and window to rear aspect.

BATHROOM

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

OUTSIDE

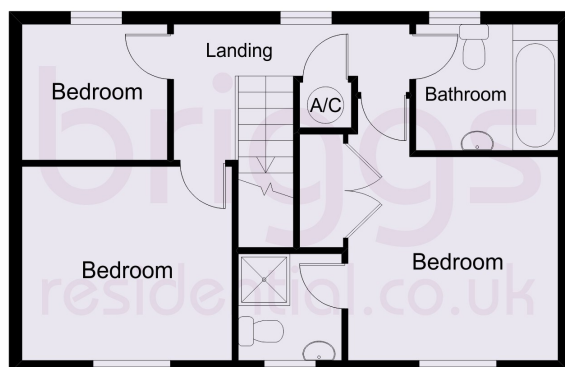
The good size rear garden is mainly laid to lawn with patio area. The garage is accessed via the side archway and will be found to the rear of the garden.

EPC RATING: D

COUNCIL TAX BAND: C (SOUTH HOLLAND)



Ground Floor



First Floor

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