

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

**OPENING HOURS**



**1 WINDMILL CLOSE, DEEPING ST JAMES  
PE6 8PL**

**£269,950**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

Follow us on



**briggsresidential.co.uk**

**O**ffering surprisingly spacious accommodation and with a south-facing garden to the rear, this three bedroom semi-detached home has a master bedroom with en-suite and is offered for sale with no chain. With an L-shaped 18' x 16' kitchen/dining room and a 17' lounge, this well-kept home has off-road parking for at least two vehicles and is within easy walking distance of the Deepings School. Call our team today to book your viewing.

Front entrance door opening to

**HALLWAY**

With radiator and staircase leading to first floor.

**CLOAKROOM**

Comprising low flush WC, wash-hand basin and radiator.

**LOUNGE** 17' x 12'6 (5.18m x 3.81m)

A good size, spacious room with radiator, box bay window to front elevation and door leading to

**KITCHEN/DINING ROOM** 18'2 x 16' (5.54m x 4.88m)

A large L-shaped room with kitchen area with a range of ample wall and base units, built-in oven with hob and extractor above, plumbing for washing machine, integrated fridge-freezer, work surface, wall tiling, sink unit and open access through to the dining area with radiator, window to side elevation and French doors leading onto the rear garden.

**LANDING**

With built-in airing cupboard and storage cupboard.

**BEDROOM ONE** 12'3 x 10'5 (3.73m x 3.18m)

With 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** 9'8 x 8'6 (2.95m x 2.59m)

With radiator and window to rear elevation.

**BEDROOM THREE** 9' x 6'1 (2.74m x 1.85m)

With radiator, access to loft and window to rear elevation.

**BATHROOM**

Comprising panelled bath with mixer tap and shower attachment, low flush WC, wash-hand basin, radiator and window to side elevation.

**OUTSIDE**

The property has a driveway which provides parking for at least two vehicles.

The rear southerly-facing garden provides a high degree of privacy and is mainly laid to lawn with patio area, paving and side access.

EPC RATING: B

COUNCIL TAX BAND: C (SKDC)

Awaiting Floorplan

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.