



briggs residential

**8 BEECH CLOSE
MARKET DEEPING PE6 8LL
OFFERS OVER £240,000**

FREEHOLD



Offered for sale with no chain, this well cared for three bedroom semi-detached home has been greatly improved by the present Vendors including a recently upgraded kitchen and has a westerly facing enclosed garden to the rear. Entered via a large lounge leading through to the dining area, this home is set within a small cul-de-sac and 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**

Entrance door opening to

PORCHWAY

With door into

LOUNGE 17' x 13'5 (5.18m x 4.09m)

A good size light and airy room with radiator, TV point, stairs leading to first floor and archway through to

DINING AREA 8'10 x 8'4 (2.69m x 2.54m)

With radiator, French doors opening onto rear garden and door to

KITCHEN 9' x 8'1 (2.74m x 2.46m)

A recently installed modern kitchen with a range of wall and base units with built-in oven with hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, storage cupboard, window to rear elevation and side external door.

LANDING

BEDROOM ONE 11'7 x 10'10 (3.53m x 3.30m)

With radiator, built-in wall length wardrobes and window to front elevation.

BEDROOM TWO 11'2 x 8'8 (3.40m x 2.64m)

With radiator and window to rear elevation.

BEDROOM THREE 8' x 6'8 (2.44m x 2.03m)

With radiator and window to front elevation.

BATHROOM

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

OUTSIDE

The property has a lawned front garden and driveway which provides parking for at least two vehicles, whilst there is an enclosed private rear garden which is mainly laid to lawn with patio area and mature trees and shrubs.

EPC RATING: C

COUNCIL TAX RATING: B (SKDC)

