

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**61 THE GROVE, MARKET DEEPING
PE6 8AP**

£295,000

FREEHOLD



**briggs
residential**

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Market Deeping
PE6 8EA

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Situated on a prominent corner plot, close to local amenities and offered for sale with no chain, this detached bungalow has three reception rooms, master bedroom with en-suite and ample parking. Offered for sale in good decorative order, this home has a lounge which leads through to a conservatory, sitting room with French doors leading onto the rear garden, kitchen/breakfast room, family bathroom with walk-in double shower and double-opening doors that lead to a carport area. Viewing of this home is highly advised.

Double opening French doors lead to the carport area.

Entrance door opening to

HALLWAY
With built-in cupboard housing central heating boiler and radiator.

LOUNGE 15' x 12'4 (4.57m x 3.76m)
With radiator, feature fireplace and French doors opening to

CONSERVATORY 11'4 x 10'7 (3.45m x 3.23m)
Of brick and UPVC construction with French doors opening onto rear garden.

SITTING ROOM/BEDROOM THREE 11'6 x 10'4 (3.51m x 3.15m)
With French doors opening onto the rear garden and built-in store cupboard.

KITCHEN/BREAKFAST ROOM 12'4 x 11'1 (3.76m x 3.38m)
With a range of wall and base units, built-in appliances, work surface, wall tiling, breakfast area, radiator and window to side elevation.

BEDROOM ONE 11'4 x 9'2 (3.45m x 2.79m)
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 10'7 x 8'4 (3.23m x 2.54m)
With radiator and window to front elevation.

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

OUTSIDE
The property has a large driveway which provides parking for several vehicles and French doors open to the covered carport.

The rear garden has been designed for easy maintenance and has a large patio area, lawned area, raised flowerbeds, shrubs and timber shed.

EPC RATING: C 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.