

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



**14 LAMPORT CLOSE, MARKET DEEPIG
PE6 8BU**

OFFERS OVER £372,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

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Situated in a small cul-de-sac overlooking a large green to the rear and with a southerly-facing garden, this four bedroom detached family home offers generous sized rooms throughout and is being offered for sale with no onward chain. Viewing is highly advised to appreciate its superb location.

Front entrance door opening to

HALLWAY

With stairs leading to first floor.

CLOAKROOM

With low flush WC and wash-hand basin.

LOUNGE 16'6 x 10'7 (5.02m x 3.24m)

With window to front elevation, fireplace and access to

DINING ROOM 10' x 8'11 (3.04m x 2.72m)

With radiator and sliding doors to

CONSERVATORY 12'1 x 8'10 (3.70m x 2.69m)

With radiator and French doors opening to rear garden.

KITCHEN 12'4 x 10' (3.76m x 3.04m)

With a range of wall and base units, built-in appliances, window to rear elevation.

UTILITY ROOM 6'2 x 5' (1.88m x 1.52m)

With plumbing for washing machine and door to side.

LANDING

With built-in airing cupboard.

BEDROOM ONE 15'7 x 11'4 (4.75m x 3.45m)

With radiator, wardrobes, window to front elevation and door to

EN-SUITE

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

BEDROOM TWO 14'1 x 8'3 (4.31m x 2.51m)

With radiator and window to front elevation.

BEDROOM THREE 11'5 x 7'7 (3.49m x 2.32m)

With radiator and window to rear elevation.

BEDROOM FOUR 11'2 x 8'1 (3.42m x 2.47m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC.

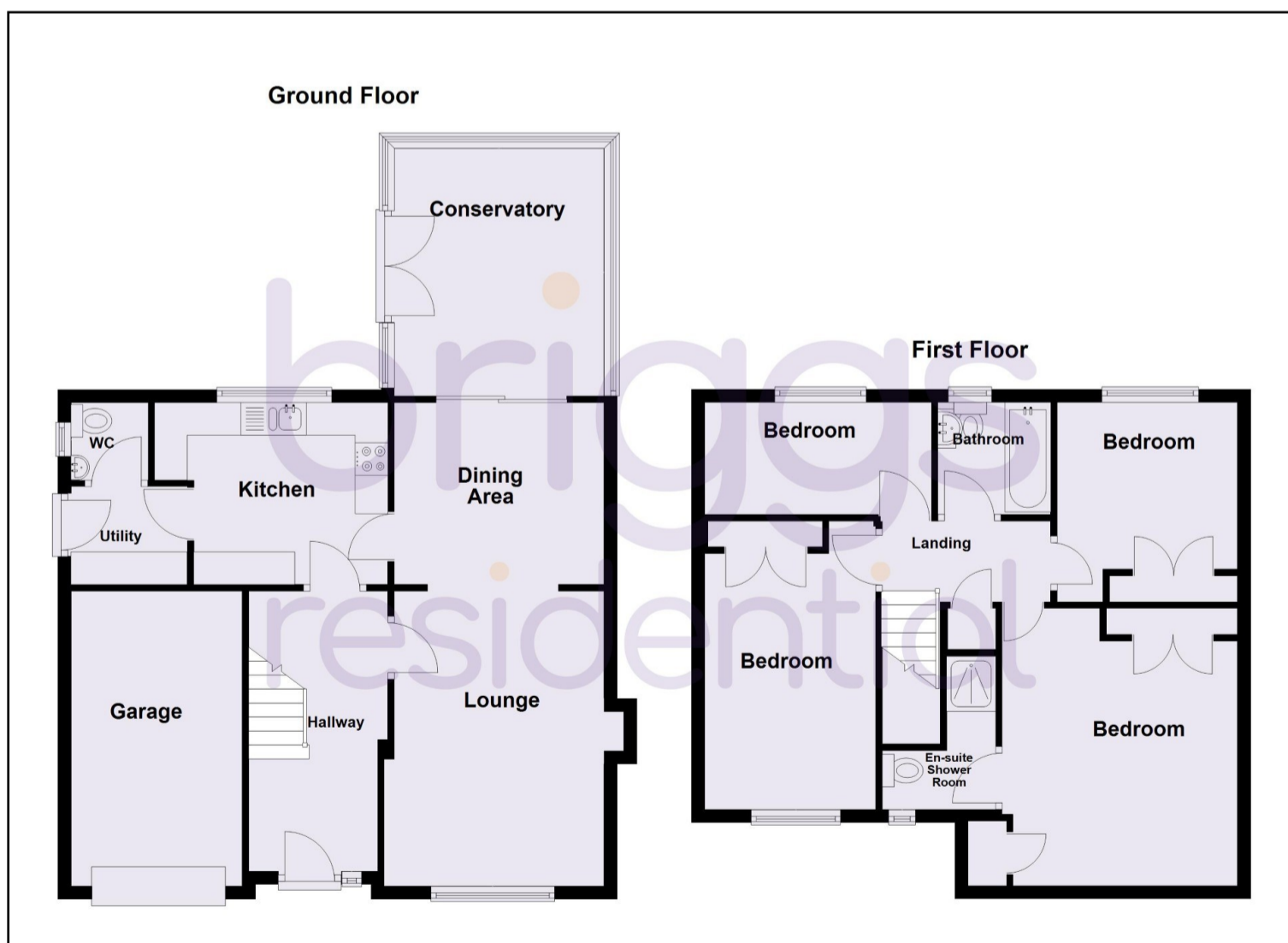
OUTSIDE

The property is approached via a large driveway which leads to a single garage.

The southerly-facing rear garden is fully enclosed and mainly laid to lawn with patio area and paving.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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.