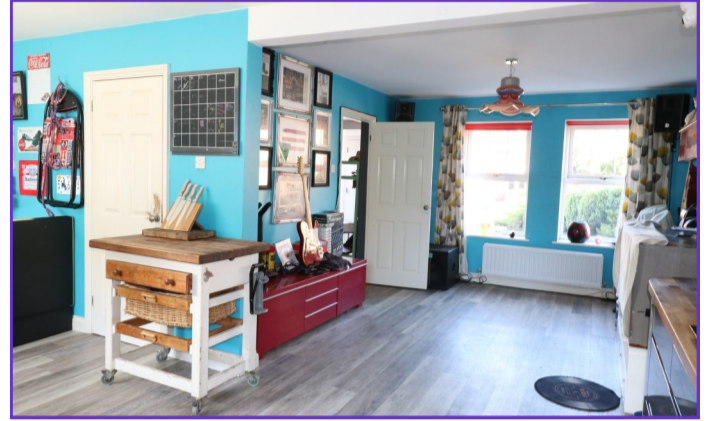


Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**9 OSBOURNE WAY, MARKET DEEEPING
PE6 8SU**

£439,950

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

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Featuring an exceptionally large enclosed rear garden, this superb family home is set within a small cul-de-sac and features an impressive L-shaped kitchen/dining/family room, ideal for the growing family. Entered via an impressive hallway, this home also has a 22' lounge, four double bedrooms, double garage to the side and viewing of this double-fronted home is highly advised.

Front entrance door with windows either side opening to

HALLWAY

An impressive entrance with radiator and staircase leading to the first floor.

CLOAKROOM

A large cloakroom comprising low flush WC, wash-hand basin, radiator, cloaks area and space for washing machine and tumble dryer.

LOUNGE 22'3 x 12'5 (6.78m x 3.78m)

A good sized lounge with contemporary living flame log-effect gas fire, TV point, radiator, two windows to front elevation and French doors opening onto rear garden.

KITCHEN/DINING/FAMILY ROOM 20' x 21' (6.10m x 6.40m)

A most impressive room with a range of quality wall and base units with built-in appliances, work surface, wall tiling and sink unit. This large room has a dining area, family area, windows to front and rear elevations and door to rear garden.

LANDING

With built-in airing cupboard.

MASTER BEDROOM 15'3 x 12'3 (4.64m x 3.73m)

A large master bedroom with radiator, two windows to front elevation and door to

EN-SUITE

A three piece suite comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to front elevation.

BEDROOM TWO 12' 7 x 12'3 (3.83m x 3.73m)

With radiator and two windows to front elevation.

BEDROOM THREE 12' x 9'3 (3.65m x 2.81m)

With radiator and window to rear elevation.

BEDROOM FOUR 11' x 9'3 (3.35m x 2.81m)

With radiator and window to rear elevation.

BATHROOM

A four piece suite comprising panelled bath, shower cubicle, low flush WC, wash-hand basin, radiator, wall tiling and window to rear elevation.

OUTSIDE

The property is approached via a double-width driveway which leads to a double garage with two electric roller doors, power, lighting, rear personal door and boarded loft area.

The rear garden, which is of an exceptionally good size and provides a high degree of privacy, is mainly laid to lawn with large timber summerhouse, patio area and paving.

EPC RATING: D

COUNCIL TAX BAND: E (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.