



briggs residential

**71 HEReward WAY
DEEPING ST JAMES PE6 8QB
£310,000**

FREEHOLD



Offered for sale with no chain, this extended and much improved detached bungalow features a large quality kitchen, a good size lounge, two double bedrooms with the second bedroom having a study area and ample parking leading to a single garage. Set in a popular location, this home has an easy to maintain private garden to the rear and must be seen.

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

HALLWAY

With built-in airing cupboard and storage cupboard.

LOUNGE 17'8 x 10'10 (5.28m x 3.30m)

With feature fireplace, TV point, radiator and French doors opening onto the rear garden.

KITCHEN/DINING ROOM 15'9 x 10'7 (4.80m x 3.23m)

A fitted quality kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, dining area, windows to rear and side elevations and glazed door to rear garden.

BEDROOM ONE 14'10 x 10'10 (4.52m x 3.30m)
With radiator, window to front elevation and door to

EN-SUITE

Comprising low flush WC and wash-hand basin.

BEDROOM TWO 10'7 x 11' (3.23m x 3.35m)
With built-in wardrobe, window to front elevation and study area.

BATHROOM

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

OUTSIDE

The property is approached via a large block-paved driveway which leads to a single garage with electric roller door. The rear garden, which has been designed for easy maintenance, provides a high degree of privacy with mature shrubs, paving, patio area and artificial grass.

EPC RATING: D

COUNCIL TAX RATING: C (SKDC)

