

**12 DUKE MEADOWS, MARKET DEEPING
PE6 8FP**

OFFERS OVER **£350,000**

FREEHOLD



Briggs Residential
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Market Deeping
PE6 8EA

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Featuring an exceptionally large private south westerly facing rear garden and enjoying views over fields to the front aspect, this immaculate **FOUR BEDROOM DETACHED** family home occupies a superb corner position on this sought after development and offers spacious accommodation throughout. With a 20' lounge as well as a 20' quality kitchen dining room, there are four good sized bedrooms to the first floor including a 15' master bedroom with en suite. With a garage to the rear, viewing is highly advised to appreciate the size of accommodation available.

Front entrance door opening to

HALLWAY

A spacious hall with radiator and stairs to first floor with built in cupboard beneath.

CLOAKROOM

Comprising low flush WC, wash hand basin, wall tiling and radiator.

LOUNGE 20'4 x 11'1 (6.20m x 3.37m)

A good size light and airy room with radiators, TV point, window to front aspect and French doors opening onto the rear garden.

KITCHEN DINING ROOM 20'4 x 11'4 (6.20m x 3.45m)

This modern contemporary kitchen comprises ample wall and base units, built in oven with gas hob and extractor above, integrated dishwasher, space for tall fridge freezer, work surface, splashback, sink unit, concealed lighting beneath wall units, ceramic tiled floor, dining area, spotlighting, radiators, windows to front and rear aspects and door to

UTILITY ROOM 6'5 x 6'5 (1.96m x 1.96m)

Comprising wall and base units, sink unit, plumbing for washing machine, central heating boiler, ceramic tiled floor and door to rear garden.

LANDING

With built in airing cupboard, access to part boarded loft and window to front aspect overlooking fields.

MASTER BEDROOM 15'5 x 11'2 (4.70m x 3.40m)

With fitted wardrobe, radiator, window to rear aspect and door to

EN SUITE

Comprising shower cubicle, low flush WC, pedestal wash hand basin, wall tiling, radiator and window to rear aspect.

BEDROOM TWO 11'3 x 8'7 (3.43m x 2.62m)

With fitted wardrobe, radiator and window to front aspect overlooking fields.

BEDROOM THREE 9' x 8'7 (2.74m x 2.62m)

With radiator and window to rear aspect.

BEDROOM FOUR 8'2 x 7'6 (2.49m x 2.29m)

With radiator and window to front aspect overlooking fields.

BATHROOM

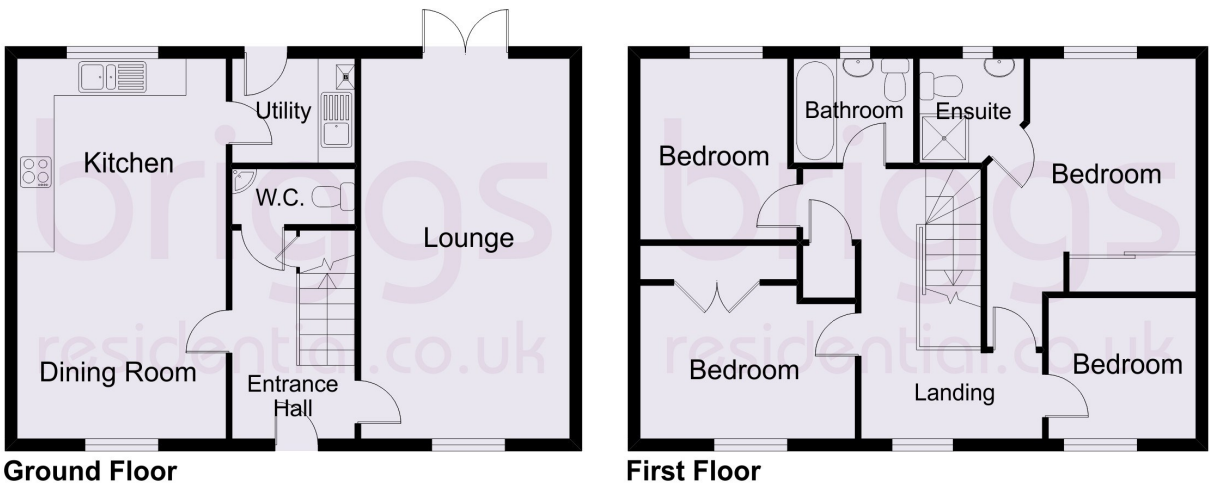
Comprising panelled bath with shower above, low flush WC, wash hand basin, radiator, wall tiling and window to rear aspect.

OUTSIDE

The driveway to the side leads to a single garage and additional parking. The south westerly facing rear garden is enclosed by fencing and a brick wall and are laid to lawn with borders, decked patio area and paved patio area with complementing path leading to quality home office which is available by separate negotiation.

EPC RATING: C

COUNCIL TAX RATING: D (SKDC)



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