



# briggs residential

**20 MANOR WAY  
DEEPING ST JAMES PE6 8PT  
£325,000**

**FREEHOLD**



Offered for sale with no chain, this extended four bedroom detached family home features a 20' kitchen and a further 20' dining room with family area, whilst to the rear is a lounge leading through to a conservatory which overlooks the fully enclosed rear garden. Set within a small cul-de-sac and within easy access of local schools, viewing of this home is highly advised to appreciate the superb accommodation available.

**Visit our website: [www.briggsresidential.co.uk](http://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**

Side entrance door opening to

### HALLWAY

A good size entrance hall with parquet flooring, radiator and staircase leading to first floor.

### CLOAKROOM

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

### LOUNGE 18'9 x 11'3 (5.72m x 3.43m)

With feature fireplace, radiator, TV point, window to rear elevation and patio doors opening to

### CONSERVATORY 13'2 x 12'1 (4.01m x 3.68m)

Of brick and UPVC construction with glass roof, this room has French doors opening onto the rear garden.

### DINING/FAMILY ROOM 20' x 9'1 (6.10m x 2.77m)

A good size room ideal for entertaining, with dining area, radiator and archway through to family area which has patio doors overlooking the front garden.

### KITCHEN 20' x 9'2 (6.10m x 2.79m)

A modern kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, breakfast area, radiator, door to side elevation and window to front elevation.

### LANDING

With window to side elevation.

### BEDROOM ONE 10'10 x 10'5 (3.30m x 3.18m)

With radiator and window to front elevation.

### BEDROOM TWO 11'2 x 9'5 (3.40m x 2.87m)

With radiator and window to rear elevation.

### BEDROOM THREE 10'10 x 8'8 (3.30m x 2.64m)

With built-in wardrobe, radiator and window to rear elevation.

### BEDROOM FOUR 10'2 x 7'6 (3.10m x 2.29m)

With built-in wardrobe, radiator and window to front elevation.

### BATHROOM

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

### OUTSIDE

The property has a further front entrance which leads to a lobby providing internal access to the garage and a door to the rear garden.

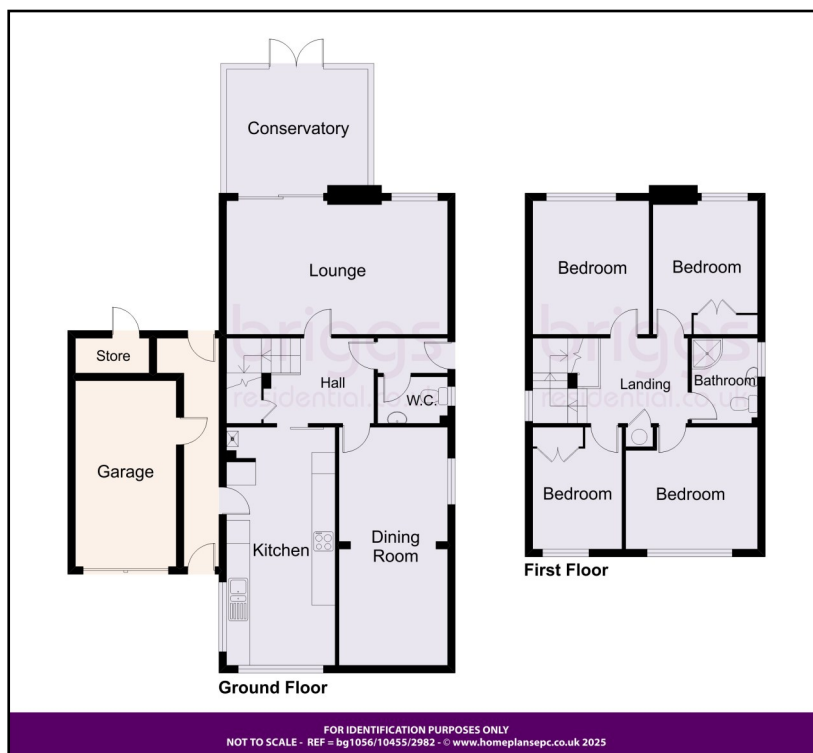
The rear garden is mainly laid to lawn with patio area, paving, mature shrubs and is fully enclosed by fencing.

### GARAGE 15'10 x 8'8 (4.83m x 2.64m)

With electric up-and-over door, power and lighting.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements 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 of the property and suggest buyers obtain such verification from their solicitors.