



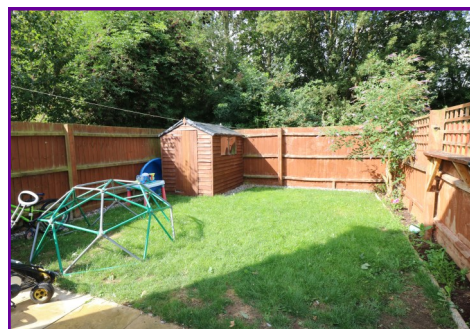
**briggs**  
residential

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17 Market Place . Market Deeping . PE6 8EA

**1 BRAEBURN ROAD  
DEEPING ST JAMES PE6 8GP  
£215,000**

**FREEHOLD**



Situated at the end of a cul-de-sac with a private westerly-facing garden backing onto a tree belt, this three bedroom end-of-terrace home has a master bedroom with en-suite and off-road parking for two cars. Ideal as a first home and featuring a good size kitchen/dining room, viewing of this much loved property is highly advised to appreciate the superb accommodation available.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm

Sat. 9.00am until 4.00pm

Sun. Closed

Front entrance door opening to

### HALLWAY

With stairs leading to first floor.

### LOUNGE 15'7 x 11'9 (4.75m x 3.58m)

With radiator, windows to front and side elevations, TV point and door to

### KITCHEN/DINING ROOM 15' x 13' (4.57m x 3.96m)

With a range of wall and base units with built-in oven and hob with extractor above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, window to rear elevation and French doors opening onto rear garden.

### CLOAKROOM

Comprising low flush WC and wash-hand basin.

### LANDING

### BEDROOM ONE 11'7 x 10'1 (3.53m x 3.07m)

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

### EN-SUITE

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

### BEDROOM TWO 9'9 x 8' (2.97m x 2.44m)

With radiator and window to front elevation.

### BEDROOM THREE 6'8 x 6'5 (2.03m x 1.96m)

With radiator and window to front elevation.

### BATHROOM

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

### OUTSIDE

The property has two parking spaces to the front.

The rear westerly-facing garden provides a high degree of privacy and is mainly laid to lawn with patio area, paving and backs onto a large tree belt.

EPC RATING: TBC

COUNCIL TAX BAND: B (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.