



briggs residential

**7 WOBURN CLOSE
MARKET DEEPING PE6 8AY
£370,000**

FREEHOLD



This well kept and much improved four bedroom detached perfect family home is situated within a small cul-de-sac close to a large green. The lounge has a feature bay window, the kitchen benefits from a utility room and the quality conservatory overlooks the low maintenance garden. To the first floor there are four double bedrooms with en suite to the master. The large block paved driveway provides ample parking and this leads to a single garage. Viewing is highly advised.

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**

Front entrance door opening to

ENTRANCE HALL

With radiator and stairs to first floor.

LOUNGE 18' x 12'4 (5.49m x 3.76m)

With walk in bay window to front aspect, this light and airy room has radiator, TV point and archway to

DINING ROOM 12'5 x 9' (3.78m x 2.74m)

With radiator and patio doors opening to

CONSERVATORY 14'1 x 7'10 (4.29m x 2.39m)

Of brick and upvc construction, with fitted blinds and French doors opening onto the rear garden.

KITCHEN 11'5 x 9'6 (3.48m x 2.90m)

Comprising wall and base units, built in double oven with gas hob and extractor above; plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, storage cupboard, open access to conservatory and archway to

UTILITY ROOM 7'8 x 5' (2.34m x 1.52m)

Comprising wall and base units, work surface, window to side aspect and door to rear garden.

INNER LOBBY

With door to garage and door to

CLOAKROOM

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

LANDING

With airing cupboard and access to loft.

BEDROOM ONE 12'4 x 11'9 (3.76m x 3.58m)

With fitted wardrobes, radiator, window to front aspect and door to

EN SUITE

Comprising semi circular shower cubicle, vanity unit housing wash hand basin and WC; tiled floor, heated towel rail and window to front aspect.

BEDROOM TWO 12'10 x 8' (3.91m x 2.44m)

With fitted wardrobe, storage cupboard, radiator and window to front aspect.

BEDROOM THREE 9'3 x 9'1 (2.82m x 2.77m)

With radiator and window to rear aspect.

BEDROOM FOUR 11'2 max x 8' (3.40m x 2.44m)

With fitted wardrobe, radiator and window to rear aspect.

BATHROOM

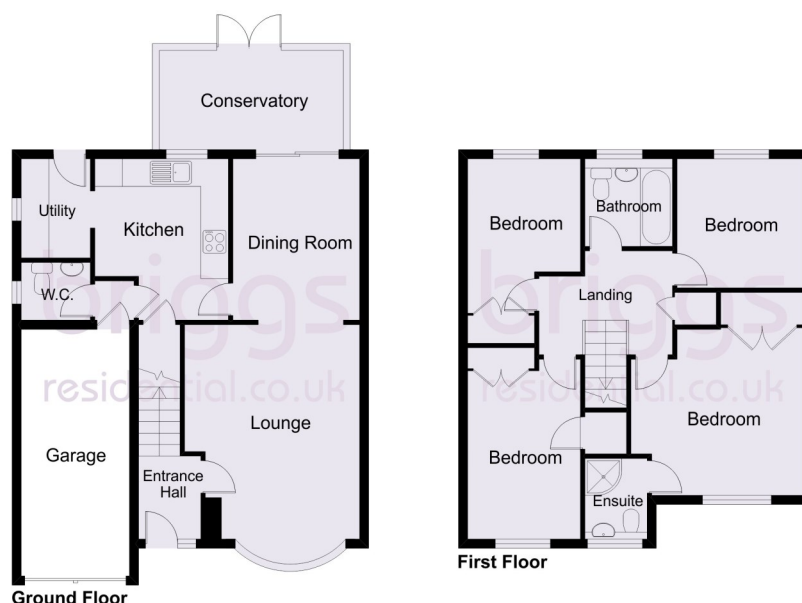
Comprising panelled bath, vanity unit housing wash hand basin and WC; tiled walls, radiator and window to rear aspect.

OUTSIDE

The large block paved driveway provides parking for several vehicles and leads to a single garage.

The enclosed rear garden has been designed for easy maintenance with raised beds, patio and artificial grass.

EPC RATING: C



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