

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**107 HARRIER WAY, MARKET DEEPING  
PE6 8UT**

**£420,000**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

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Offered for sale with no chain and immaculately presented, this impressive four bedroom detached family home has a large air-conditioned master bedroom with en-suite, whilst the house also has two reception rooms, a large kitchen/dining room and a private easy to maintain garden to the rear. Built by Allison Homes and situated just off Towngate East, this property is set on the edge of this sought-after development and viewing is highly advised to appreciate the superb accommodation. Book your viewing today of this excellent family home by calling the Team at Briggs Residential.

Front entrance door opening to

**HALLWAY**

An impressive entrance hall with radiator and stairs leading to first floor with cupboard below.

**CLOAKROOM**

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

**LOUNGE** 16'10 x 10' (5.13m x 3.05m)

With radiator, TV point and window to front elevation.

**DINING ROOM/STUDY** 9'9 x 9' (2.97m x 2.74m)

Approached via double opening doors from the Kitchen, with radiator and views over the private enclosed rear garden.

**KITCHEN/DINING ROOM** 16'2 x 15'5 (4.93m x 4.70m)

A most impressive room with a range of ample quality wall and base units with built-in double oven with five ring gas hob and extractor above, integrated fridge/freezer and dishwasher, oak work surface, wall tiling, dining area, radiator, window to rear elevation, French doors opening onto the private rear garden and door to

**UTILITY ROOM** 9' x 6' (2.74m x 1.83m)

With a range of wall and base units, plumbing for washing machine, door to side and door to internal garage.

**LANDING**

With part-boarded loft, built-in airing cupboard and window to front elevation.

**BEDROOM ONE** 13'6 x 10'6 (4.11m x 3.20m)

An air-conditioned master bedroom with built-in wardrobes, window to front elevation, radiator and door to

**EN-SUITE**

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

**BEDROOM TWO** 12'2 x 8'1 (3.71m x 2.46m)

With radiator and window to front elevation.

**BEDROOM THREE** 10'5 x 9'4 (3.18m x 2.84m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 9'2 x 8'5 (2.79m x 2.57m)

With radiator and window to rear elevation.

**BATHROOM**

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

**OUTSIDE**

The property is approached via a double-width driveway which leads to a single garage with up-and-over door with window above, with power, lighting and internal door.

The front garden is mainly laid to lawn, whilst the neatly kept, easy to maintain rear garden has a large patio area ideal for entertaining, artificial grass and raised borders, all of which is enclosed by timber fencing.

EPC RATING: B

COUNCIL TAX BAND: D (SKDC)



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