

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

**OPENING HOURS**



**15 BROADGATE LANE, DEEPING ST JAMES  
PE6 8NW**

**£285,000**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

Follow us on



**briggsresidential.co.uk**

**S**ituated on a large private corner plot, this established detached bungalow is offered for sale with no chain and offers superb potential to extend, subject to planning. Benefitting from a recently upgraded central heating boiler and with two double bedrooms, this property is approached via a long driveway which provides parking for several vehicles and leads to a single garage. Viewing of this property is highly advised to appreciate the bungalow's superb location.

Entrance door opening to

**HALLWAY**

**LOUNGE** 12'6 x 12' (3.81m x 3.66m)

With gas fire, radiator and window to rear elevation.

**KITCHEN/BREAKFAST ROOM** 12'8 x 12'3 (3.86m x 3.73m)

With a range of wall and base units, work surface, wall tiling, sink unit, cooker point, fridge space, breakfast area, radiator, window to side elevation and door to

**UTILITY ROOM** 9'10 x 6'6 (3.00m x 1.98m)

With radiator and door to rear garden.

**BEDROOM ONE** 9'10 x 9'9 (3.00m x 2.97m)

With radiator and window to front elevation.

**BEDROOM TWO** 10'3 x 9'4 (3.12m x 2.84m)

With radiator and window to front elevation.

**BATHROOM**

Comprising panelled bath, wash-hand basin and window to side elevation.

**CLOAKROOM**

Comprising low flush WC and window to side elevation.

**OUTSIDE**

The property is set behind a small brick wall and is approached via a long driveway which provides parking for many vehicles and leads to a single garage.

The rear garden, which has a westerly aspect and provides a high degree of privacy, is mainly laid to lawn with patio area, paving and timber shed.

EPC RATING: TBC

COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan

**ANTI-MONEY LAUNDERING REGULATIONS**

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements and details 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 or structure of the property and suggest buyers obtain such