

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



**61 THE GROVE, MARKET DEEPING  
 PE6 8AP**

**OFFERS OVER £280,000**

**FREEHOLD**



**briggs  
 residential**

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Situated on a prominent corner plot, close to local amenities and offered for sale with no chain, this detached bungalow has three reception rooms, master bedroom with en-suite and ample parking. Offered for sale in good decorative order, this home has a lounge which leads through to a conservatory, sitting room with French doors leading onto the rear garden, kitchen/breakfast room, family bathroom with walk-in double shower and double-opening doors that lead to a carport area. Viewing of this home is highly advised.

Double opening French doors lead to the carport area.  
Entrance door opening to

**HALLWAY**  
With built-in cupboard housing central heating boiler and radiator.

**LOUNGE** 15' x 12'4 (4.57m x 3.76m)  
With radiator, feature fireplace and French doors opening to

**CONSERVATORY** 11'4 x 10'7 (3.45m x 3.23m)  
Of brick and UPVC construction with French doors opening onto rear garden.

**SITTING ROOM/BEDROOM THREE** 11'6 x 10'4 (3.51m x 3.15m)  
With French doors opening onto the rear garden and built-in store cupboard.

**KITCHEN/BREAKFAST ROOM** 12'4 x 11'1 (3.76m x 3.38m)  
With a range of wall and base units, built-in appliances, work surface, wall tiling, breakfast area, radiator and window to side elevation.

**BEDROOM ONE** 11'4 x 9'2 (3.45m x 2.79m)  
With radiator, window to front elevation and door to

**EN-SUITE**  
Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to front elevation.

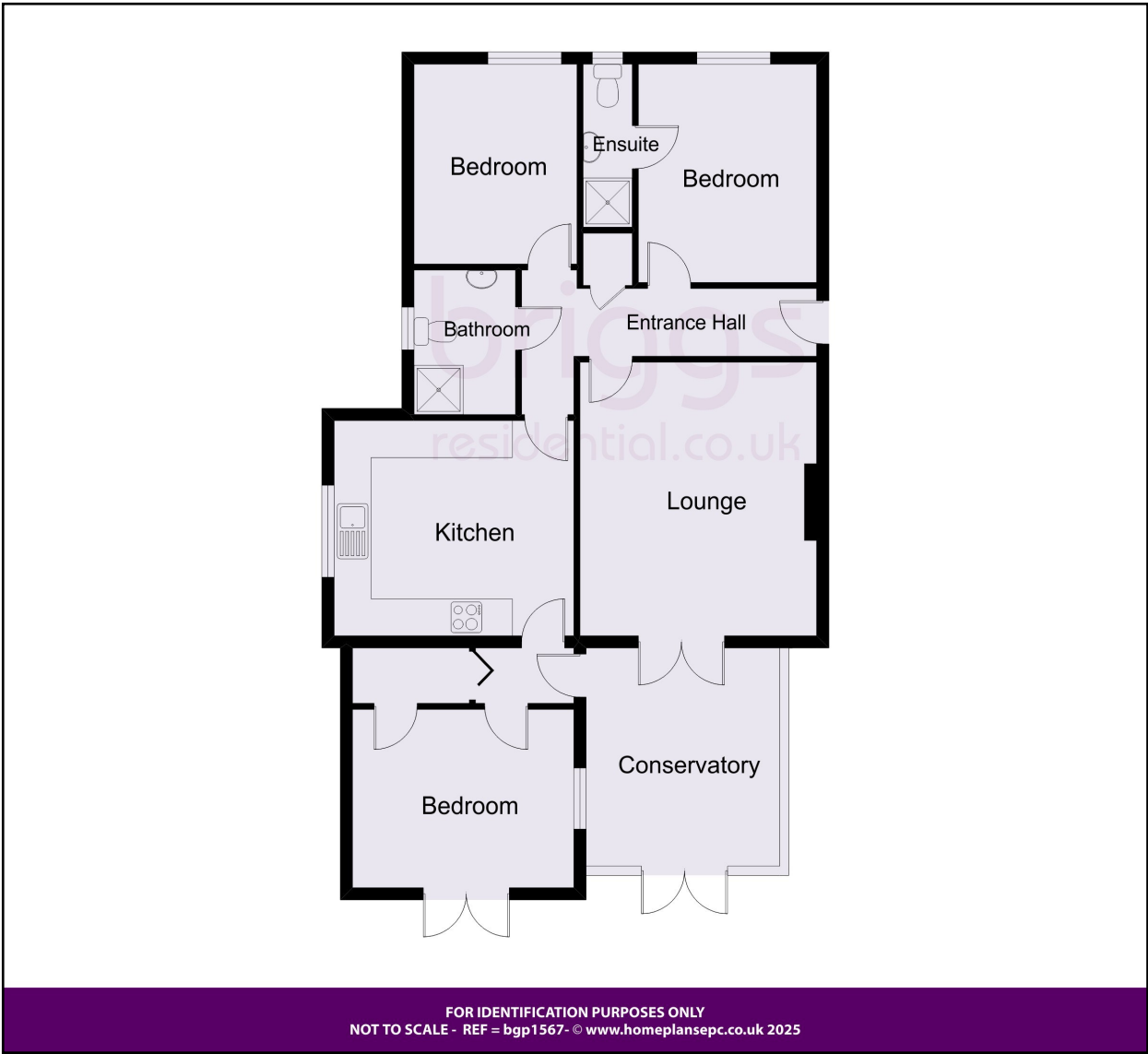
**BEDROOM TWO** 10'7 x 8'4 (3.23m x 2.54m)  
With radiator and window to front elevation.

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

**OUTSIDE**  
The property has a large driveway which provides parking for several vehicles and French doors open to the covered carport.

The rear garden has been designed for easy maintenance and has a large patio area, lawned area, raised flowerbeds, shrubs and timber shed.

EPC RATING: C  
COUNCIL TAX BAND: C (SKDC)



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 verification from their solicitors.