



briggs residential

**89 HEReward WAY
DEEPING ST JAMES PE6 8QB
£300,000 FREEHOLD**



With a private enclosed southerly facing rear garden, this detached family home is located close to schools and offers generous accommodation. The good size lounge dining room leads to a conservatory and off the kitchen breakfast room there is a utility room and a ground floor shower. To the first floor there are FOUR DOUBLE BEDROOMS. Ideal for the growing family, viewing of this excellent family home is highly advised to appreciate the superb accommodation available which also offers the possibility of converting the garage into further living space if required. Call our team to book your viewing today.

**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

HALLWAY

A good size hall with stairs to first floor.

LOUNGE DINING ROOM

18'8 x 11'1 (5.69m x 3.37m)

A light and airy room with raised contemporary flueless gas wall mounted fireplace, central TV point, patio doors opening onto conservatory, dining area with window overlooking the rear garden and doors to kitchen and hall.

CONSERVATORY

11'6 x 8'2 (3.51m x 2.49m)

Enjoying views of the garden, this relaxing room has French doors opening onto the rear patio, further French doors to side elevation, sliding patio doors opening into the lounge dining room and internal door to utility room.

KITCHEN BREAKFAST ROOM

12'2 x 10'5 (3.70m x 3.18m)

Comprising modern wall and base units, solid oak work surface and breakfast bar, integrated double oven with four ring gas hob and extractor above, plumbing for dishwasher, fridge freezer, floor mounted central heating boiler, sink unit, under stairs storage and window to front aspect.

UTILITY ROOM

10'10 x 4'7 (3.30m x 1.40m)

With plumbing for washing machine, space for tumble dryer, wood effect flooring and door to

SHOWER ROOM

Comprising semi circular shower cubicle, vanity wash hand basin, low flush WC, radiator and

LANDING

BEDROOM ONE

11'1 x 10'3 (3.37m x 3.12m)

With radiator and window to rear aspect.

BEDROOM TWO

12'3 x 10'3 (3.73m x 3.12m)

With storage cupboard, radiator and window to front aspect.

BEDROOM THREE

11' x 8'1 (3.35m x 2.46m)

With radiator and window to front aspect.

BEDROOM FOUR

9'3 x 8'1 (2.82m x 2.46m)

Presently used as a home office with radiator and window to rear aspect.

BATHROOM

Comprising panelled bath with shower above, vanity unit housing wash hand basin, low flush WC, heated towel rail, wall tiling and window to side aspect.

OUTSIDE

The block paved driveway leads to a single garage with up and over door, power and lighting and this could easily be converted to provide further living accommodation if required (subject to current Building Regulations).

The southerly facing rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked flower beds, large patio, greenhouse, water feature, timber shed and is perfect for those lazy Sunday afternoons.

Awaiting Floorplan