



briggs residential

**11 FARMHOUSE DRIVE
DEEPING ST NICHOLAS PE11 3SZ
£199,950**

FREEHOLD



Overlooking a large green and offering surprisingly spacious and deceptive accommodation, this THREE bedroom family home features a large lounge, air-conditioned conservatory and master bedroom with en-suite. With an enclosed garden and a garage, this family home must be seen to appreciate the surprising accommodation available. Ask the Briggs 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

With radiator and staircase leading to first floor with cupboard below.

CLOAKROOM

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

LOUNGE/DINING ROOM 17'9 x 12'10 (5.41m x 3.91m)

With two radiators, TV point, window to rear elevation and French doors opening onto the

CONSERVATORY 11'4 x 9'3 (3.45m x 2.82m)

A brick and UPVC air-conditioned conservatory with French doors opening onto a decked area.

KITCHEN 9'3 x 8' (2.82m x 2.44m)

With a range of wall and base units, built-in oven with gas hob, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, central heating boiler, window to front elevation and external door to side.

LANDING

With built-in airing cupboard and window to side elevation.

BEDROOM ONE 12'2 min x 9'3 (3.71m min x 2.82m)

An air-conditioned room with radiator, two windows to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, radiator, wall tiling and window to side elevation.

BEDROOM TWO 11'1 x 10' (3.38m x 3.05m)

With radiator and window to rear elevation.

BEDROOM THREE 9'5 x 6'5 (2.87m x 1.96m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

OUTSIDE

The property has a covered carport which leads to a single garage with up-and-over door. The rear garden is fully enclosed by fencing and mainly laid to lawn.

EPC RATING: D

COUNCIL TAX BAND: C (SOUTH HOLLAND)

