



briggs residential

**32 HAY BARN ROAD
DEEPING ST NICHOLAS PE11 3EJ
£325,000 FREEHOLD**



With superb views over a large green, this immaculate detached family home offers generous accommodation throughout as well as a private rear garden. The spacious hallway has under-stairs seating and this leads to the lovely lounge with woodburner, a 14' dining room/study with feature angled wall and a good size kitchen breakfast room. To the first floor there are four double bedrooms including an 18' master with en suite. To the front of the property there is a large lawned garden and a single garage. With oil fired central heating, viewing is highly advised.

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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 stairs to first floor with seating area beneath.

CLOAKROOM

Comprising low flush WC, wash hand basin and window to rear aspect.

LOUNGE

19'4 x 11'3 (5.89m x 3.43m)

This light and airy room has a contemporary chimney breast housing cast iron wood burner; radiator, TV point, window to front aspect and patio doors opening onto the rear garden.

DINING ROOM/STUDY

19' x 9'7 (5.79m x 2.92m)

With feature angled wall, radiator and window to front aspect.

KITCHEN BREAKFAST ROOM

18' x 17' (5.49m x 5.18m)

This large family kitchen comprises ample wall and base units, built in oven with electric hob and extractor above; plumbing for dishwasher, space for American style fridge freezer, work surface, sink unit, large breakfast area, tiled floor, radiators and windows to front and rear aspects. Door to

UTILITY ROOM

7' x 5'6 (2.13m x 1.68m)

With oil fired central heating boiler fitted 2024, base units, sink unit, space and plumbing for washing machine and tumble dryer; door to rear garden.

LANDING

With airing cupboard and window to front aspect.

BEDROOM ONE

18' max x 12' (5.49m x 3.65m)

A good size master bedroom with fitted wardrobes, radiator and views to the front aspect overlooking a large green. Door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush WC and window to rear aspect.

BEDROOM TWO

11'2 x 9'3 (3.40m x 2.82m)

With radiator and window to front aspect.

BEDROOM THREE

13' x 8'7 (3.96m x 2.62m)

With radiator and window to front aspect.

BEDROOM FOUR

11'2 x 9'2 (3.40m x 2.79m)

With radiator and window to rear aspect.

BATHROOM

Comprising panelled bath, wash hand basin, low flush WC, wall tiling, radiator and window to rear aspect.

OUTSIDE

Set behind a well kept mature hedge the large lawned front garden has a central path and the driveway leads to a single garage. The private rear garden is mainly laid to lawn with borders, mature tree, timber shed and side access.

EPC RATING: TBA

Awaiting Floorplan