



briggs residential

**40 NORTH FEN ROAD
GLINTON PE6 7JL
£310,000**

FREEHOLD



Situated in a superb location in this sought after village, this detached period cottage, which is in need of full modernisation, has a large garden to the rear which backs onto open countryside. With four reception rooms to the ground floor and two bedrooms to the first floor, this home is offered for sale by Tender, with all bids to be with Briggs Residential by mid-day on Friday 13 June. 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**

Entrance door opening to

PORCHWAY

With door to Conservatory and door to Inner Hallway with door to

HALLWAY

With stairs leading to first floor.

CLOAKROOM

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

LOUNGE 13'8 x 13' (4.17m x 3.96m)

With cast-iron woodburner, exposed beams to ceiling, two windows to front elevation, windows to side and rear elevations and door to side garden.

DINING ROOM 14'2 x 9'10 (4.32m x 3.00m)

With fireplace, exposed beams to ceiling and window to front elevation.

KITCHEN 11'1 x 9'6 (3.38m x 2.90m)

With a range of wall and base units, sink unit, window to side elevation and archway through to

GARDEN ROOM 15'8 x 10'2 (4.78m x 3.10m)

With large window overlooking the rear gardens and further window to side elevation.

CONSERVATORY 18'1 x 15' (5.51m x 4.57m)

Of brick and UPVC construction with French doors opening onto the rear garden and door leading to garage.

CLOAKROOM

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

LANDING

BEDROOM ONE 13'7 x 12' (4.14m x 3.66m)

With windows to front and rear elevations.

BEDROOM TWO 10' x 8' (3.05m x 2.44m)

With window to front elevation.

BATHROOM

Comprising panelled bath and wash-hand basin.

OUTSIDE

The property has a driveway which leads to an oversized garage.

The rear garden backs onto open fields and has a STUDIO. The private gardens are mainly laid to lawn with a variety of mature shrubs and trees.

EPC RATING: E

COUNCIL TAX BAND: D (PCC)

Awaiting Floorplan