



**12 CHATSWORTH CLOSE, MARKET DEEPING  
PE6 8AZ**

**£327,500**

**FREEHOLD**



**briggs  
residential**

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Market Deeping  
PE6 8EA

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**O**ffered for sale with no chain and tucked away at the end of a small cul-de-sac, this four bedroom detached family home has been recently re-decorated throughout, has three reception rooms and a private garden to the rear. With a modern kitchen and separate utility room, this spacious family home has a master bedroom with en-suite and three bedrooms which benefit from built-in wardrobes. This property also has recently installed UPVC double-glazed windows and an EV charging point to the side. Viewing of this home is highly advised to appreciate the spacious accommodation available, so call our team today to book your viewing.

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor.

#### LOUNGE 16'10 x 12'9 (5.13m x 3.89m)

With radiator, attractive fireplace, walk-in bay window to front elevation, TV point and door leading through to

#### DINING ROOM 9'8 x 9'7 (2.95m x 2.92m)

With radiator and patio doors opening to

#### CONSERVATORY

A recently installed UPVC conservatory with French doors opening onto the rear garden.

#### KITCHEN 9'7 x 9'3 (2.92m x 2.82m)

A modern kitchen with a range of ample wall and base units with cooker point, work surface, wall tiling, fridge space, pantry, window to rear elevation and door to

#### UTILITY ROOM

With a range of base units, plumbing for washing machine, space for tumble dryer, sink unit, recently serviced central heating boiler, window to side elevation, door to rear garden and door to

#### CLOAKROOM

Comprising low flush WC, wash-hand basin and radiator.

#### LANDING

With access to loft via built-in ladder.

#### BEDROOM ONE 13' x 9'9 (3.96m x 2.97m)

A light and airy room with radiator, built-in mirror-fronted wardrobes, storage cupboard, two windows to front elevation and door to

#### EN-SUITE

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

#### BEDROOM TWO 9'5 x 9'3 (2.87m x 2.82m)

With radiator, built-in wardrobe and window to rear elevation.

#### BEDROOM THREE 7'10 x 7'6 (2.39m x 2.29m)

With radiator, built-in wardrobe and window to rear elevation.

#### BEDROOM FOUR 8'5 x 7'6 (2.57m x 2.29m)

With radiator and window to front elevation.

#### BATHROOM

Comprising P-shaped panelled bath with shower screen and shower above, wash-hand basin, low flush WC, fully tiled walls, radiator and window to rear elevation.

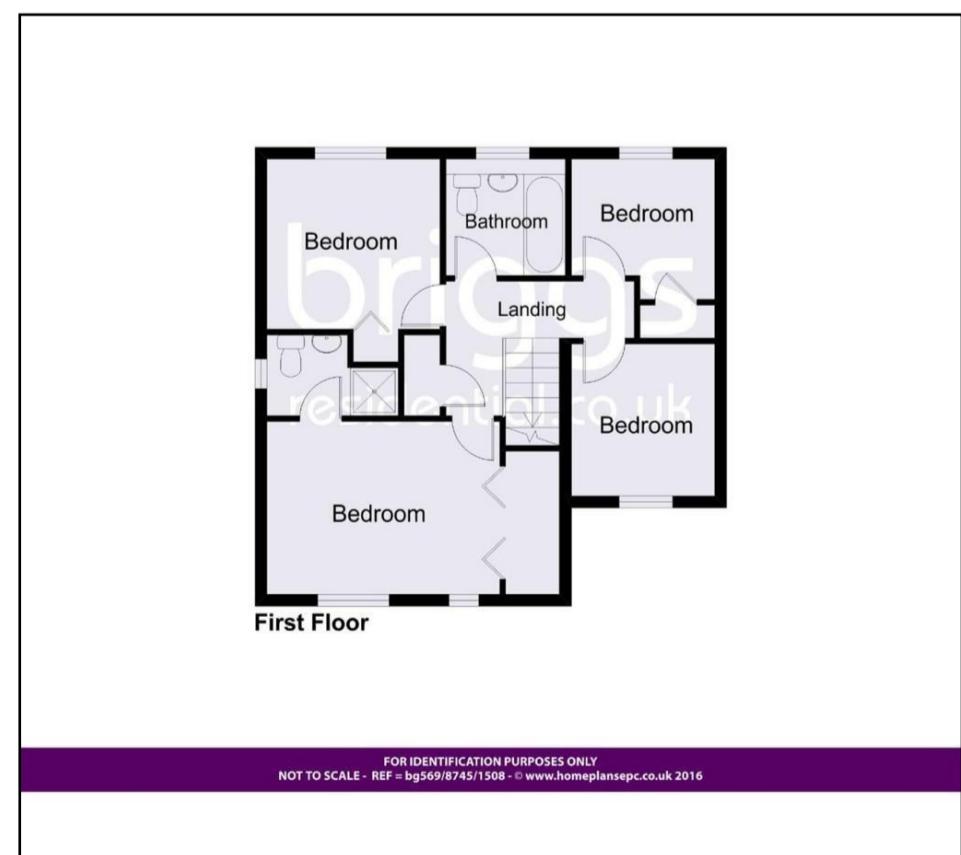
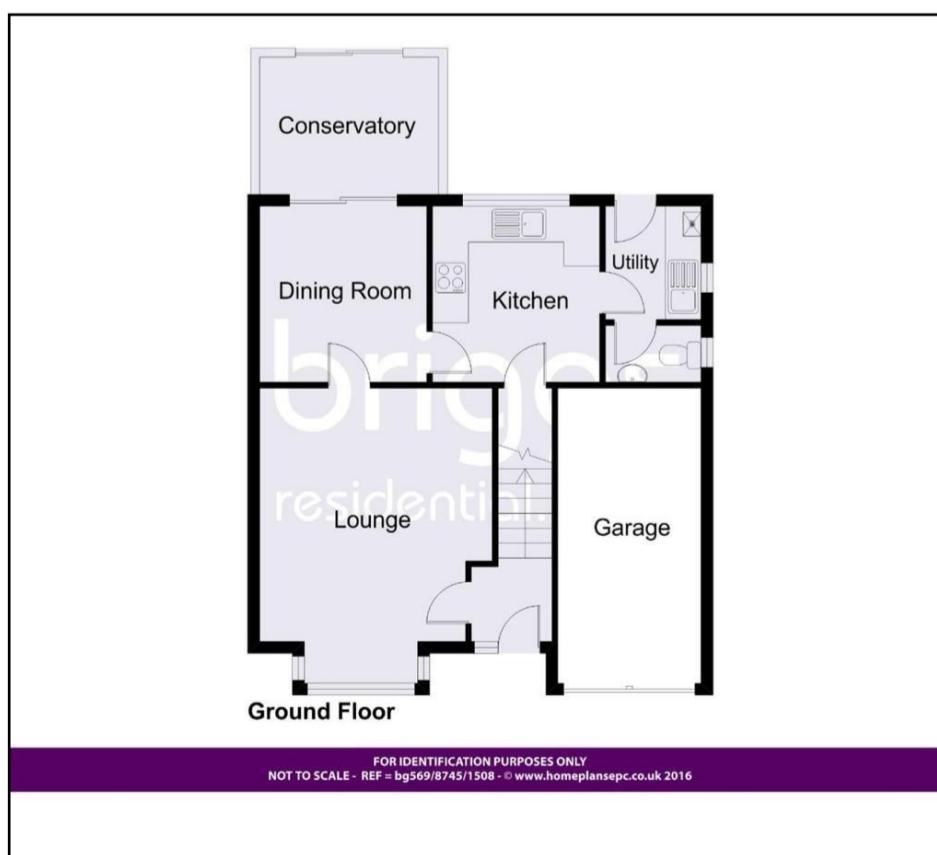
#### OUTSIDE

The property benefits from having a double-width driveway which leads to a single garage with up-and-over door, power and lighting. There is an EV charging point on the side garage wall.

The rear garden, which is a superb feature of this home and provides a high degree of privacy, is of a good size, fully enclosed by fencing and mainly laid to shaped lawn with patio area, paving and mature shrubs.

EPC RATING: TBC

COUNCIL TAX BAND: D (SKDC)



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