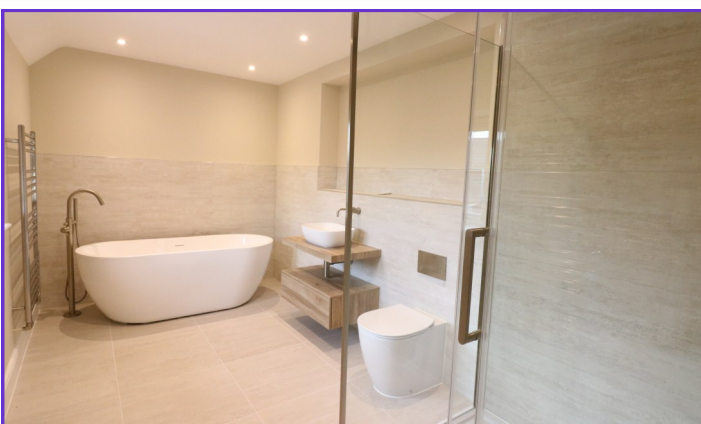


OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**PLOT 9, OSIER FARM, EASTGATE, DEEPING ST JAMES
PE6 8RB**

£820,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Situated in a small exclusive development of just five luxury properties along with two barn conversions and a thatched farmhouse, this stunning brand new quality home features a 36' kitchen/dining/garden room with bi-folding doors and high vaulted ceilings. Built to a high specification, this impressive four bedroom family home, which benefits from an Air Source Heat Pump and underfloor heating, is entered via a good size entrance hall and has a large lounge with feature fireplace, study and master bedroom with luxury en-suite. With a luxury bathroom, this property, which is completed and ready to move into, is also fully carpeted throughout and benefits from having enclosed gardens and viewing is highly advised of this individual quality home. Call the Briggs Team today to book your viewing.

Front entrance door with glazing either side opening to

ENTRANCE HALL 18'2 x 8'5 (5.54m x 2.57m)
A good size entrance with oak staircase leading to first floor.

CLOAKROOM
Comprising low flush WC, wash-hand basin and wall tiling.

LOUNGE 18'2 x 17'5 (5.54m x 5.31m)
A good size sociable room with fireplace, window to front elevation and bi-folding doors opening to rear garden.

STUDY 12'9 x 8'3 (3.88m x 2.52m)
With window to front elevation.

KITCHEN/DINING/GARDEN ROOM 36'3 x 17'10 (11.07m x 5.43m)
A truly stunning room with feature high vaulted ceiling and two sets of bi-folding doors opening onto the southerly side of the property. This magnificent room has a range of hand painted bespoke fitted quality wall and base units with worktops, two single ovens, hob with extractor above within bespoke housing, integrated fridge, freezer and dishwasher, central island unit with integrated sink, breakfast bar, dining area, family area, ceiling and wall lighting and feature window overlooking the rear garden.

UTILITY ROOM 12'9 x 6' (3.89m x 1.83m)
With a range of wall and base units, Belfast sink, work surface and door to side.

LANDING

MASTER BEDROOM 19'6 x 17'9 (5.96m x 5.43m)
With radiator, built-in double wardrobes, window to side elevation and door to

LUXURY EN-SUITE
Comprising twin wash-hand basins, shaped panelled bath, double shower cubicle, low flush WC, wall tiling and heated towel rail.

BEDROOM TWO 17'5 x 9'9 (5.31m x 2.97m)
With radiator and window to front elevation.

BEDROOM THREE 18'2 x 9'11 max (5.53m x 3.03m max)
With radiator and window to front elevation.

BEDROOM FOUR 12'3 max x 12' (3.73m max x 3.66m)
With radiator and window to front elevation.

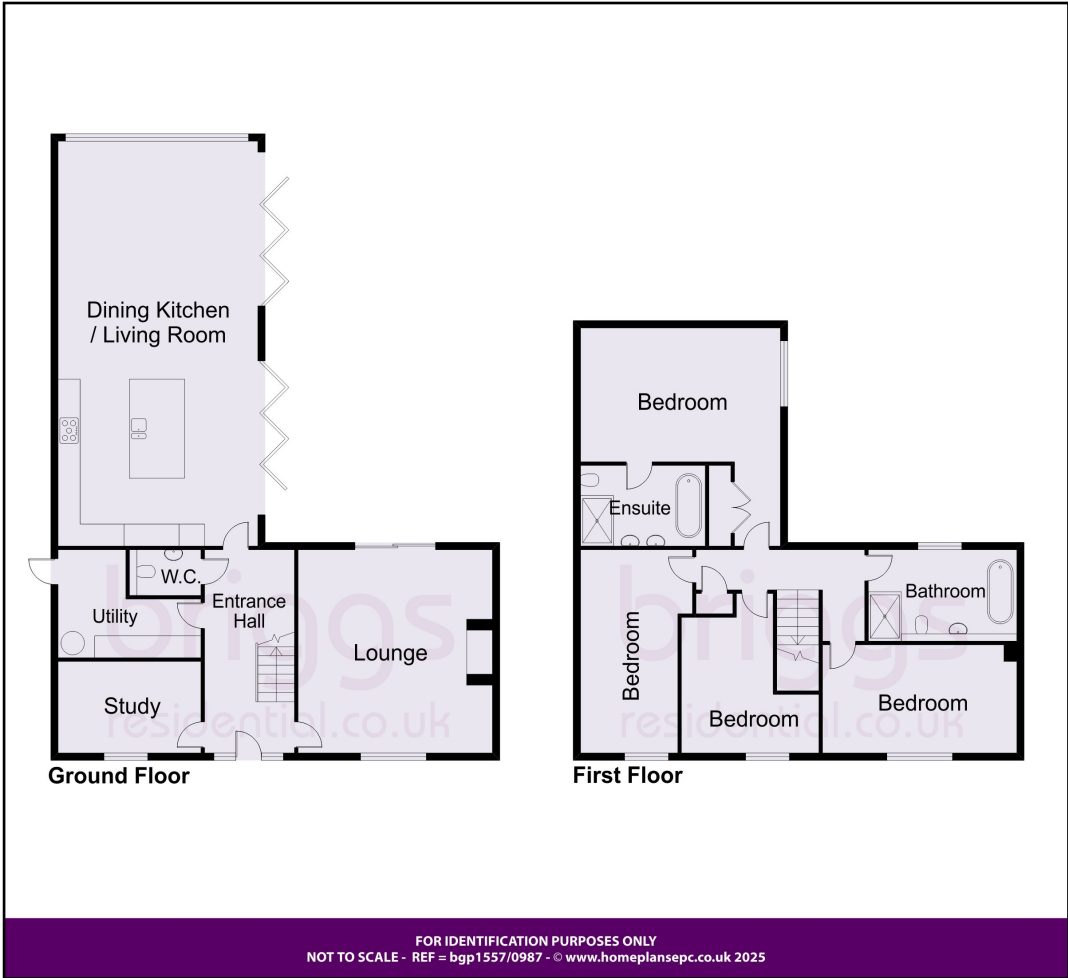
LUXURY BATHROOM
A large bathroom comprising free-standing shaped bath, double shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to rear elevation.

OUTSIDE
The property has a driveway which leads to a double garage, three additional parking spaces and EV charging point.

The rear garden is fully enclosed and mainly laid to lawn with large patio area for those lazy Sunday afternoons.

EPC RATING: TBC

COUNCIL TAX BAND: TBC (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.