



12 BARLEY GROVE, DEEPING ST NICHOLAS
PE11 3UR

OFFERS OVER £400,000

FREEHOLD



Briggs Residential
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Featuring five double bedrooms, this detached, three storey, impressive family home is set within a small cul-de-sac and has a 23' lounge leading through to a large conservatory, 23' kitchen/family room, ample parking and double garage. Offered for sale in good decorative order throughout, this much loved, spacious home has an upgraded bespoke kitchen and also has a fully enclosed rear garden with two patio areas and views over fields from the top floor. For more information and to book your viewing, call the Briggs Residential Team.

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

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

LOUNGE 23' x 11'7 (7.01m x 3.53m)

A good size living room with cast-iron woodburner, TV point, two windows to front elevation and patio doors leading to

CONSERVATORY 16'3 x 10'10

A large brick and UPVC conservatory with French doors leading onto the rear patio.

KITCHEN/FAMILY ROOM 23' x 11'9 (7.01m x 3.58m)

A recently upgraded bespoke quality kitchen with a range of ample wall and base units, dresser unit, built-in oven with hob and extractor hood above, integrated dishwasher, space for fridge/freezer, sink unit, tiled flooring, two windows to rear elevation, open access to dining and family area with further radiator, tiled flooring and two windows to front elevation.

UTILITY ROOM

With plumbing for washing machine, base units and door leading to rear garden.

BEDROOM TWO 12'6 x 11'9 (3.81m x 3.58m)

Presently used as a second lounge, this double bedroom has radiator and two windows to rear elevation.

BEDROOM THREE 11'9 x 10'5 (3.58m x 3.18m)

With radiator and two windows to front elevation.

BATHROOM

A re-fitted bathroom, comprising panelled bath, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

SECOND FLOOR LANDING

A good size landing with seating area, skylight window and doors leading to

BEDROOM FOUR 19' x 11'8 (5.79m x 3.56m)

A large bedroom with radiator, dormer window to front elevation and further window to rear elevation.

BEDROOM FIVE 13' x 11'10 (3.96m x 3.61m)

With radiator and dormer window to front elevation.

SHOWER ROOM

A re-fitted shower room comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

LANDING

With built-in airing cupboard, radiator, window to front elevation and stairs leading to second floor.

BEDROOM ONE 17' x 11'3 (5.18m x 3.43m)

With built-in double wardrobes, radiator, two windows to front elevation and door to

EN-SUITE

A re-fitted en-suite, comprising shower cubicle, wash-hand basin, low flush WC, radiator, wall tiling and two windows to rear elevation.

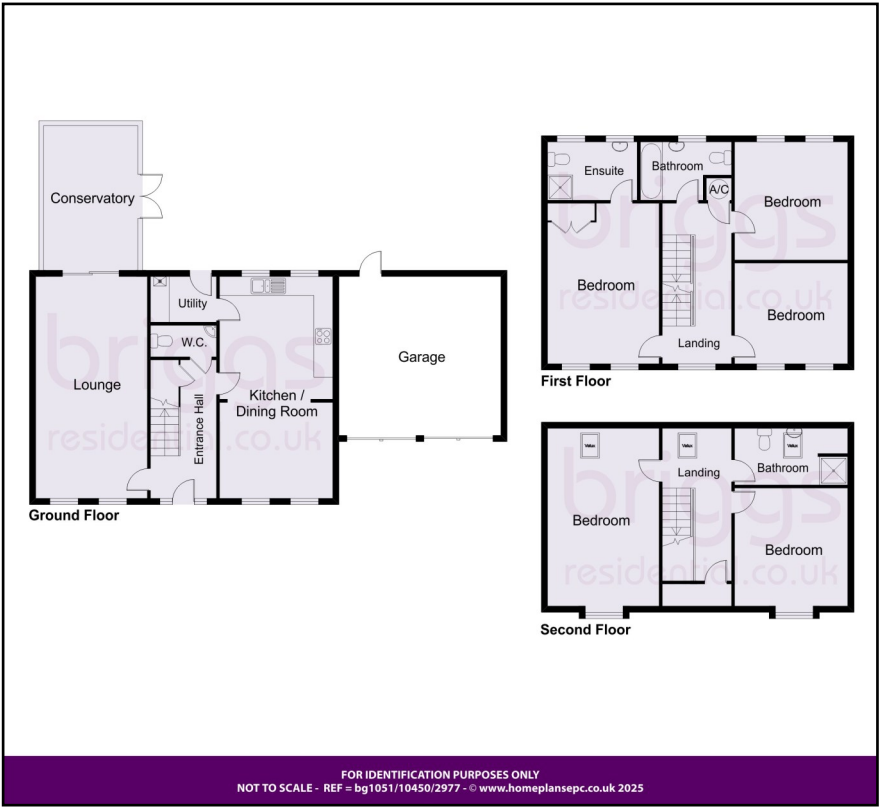
OUTSIDE

The property is approached via a double width driveway which leads to a double garage with two up-and-over doors, power and lighting and also further parking to the left hand side of the property.

The well kept enclosed garden is mainly laid to lawn with mature trees and has a patio area, paving, mature shrubs and two further raised seating areas. This lovely garden is a superb feature of this home.

EPC RATING: D

COUNCIL TAX BAND: E (SOUTH HOLLAND)



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