



briggs
residential

E. sales@briggsresidential.co.uk
T. 01778 349300

17 Market Place . Market Deeping . PE6 8EA

**7 PANTON CLOSE
DEEPING ST JAMES PE6 8ET
O.I.E.O. £290,000**

FREEHOLD



With an open-plan kitchen/dining/living space and a separate living room to the front, this three bedroom detached family home is situated on a corner plot in a popular cul-de-sac location. With a modern kitchen and bathroom and three bedrooms to the first floor, this property also benefits from a spacious driveway leading to a garage and has pleasant enclosed gardens.

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OPENING HOURS

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

ENTRANCE HALL

With radiator and stairs to first floor.

CLOAKROOM

Comprising wash-hand basin and WC.

LOUNGE 17'11 x 11'4 (5.46m x 3.45m)

A spacious living room with box bay window to front elevation, living flame effect gas fire and radiator.

KITCHEN/DINER

With bi-folding doors leading off the Hallway, the kitchen has been re-fitted with a modern range of base and eye-level units, integrated dishwasher, induction hob, built-in eye-level oven with oven/microwave/combi above, integrated fridge/freezer, integrated washer/dryer, window to rear elevation and open plan access to

CONSERVATORY 12'10 x 10'2 (3.91m x 3.10m)

Creating an open-plan and sociable space leading off from the kitchen/diner with double doors opening onto the rear garden, radiator and windows to side and rear elevations.

LANDING

BEDROOM ONE 11'11 x 11' (3.63m x 3.35m)

With radiator, window to front elevation and sliding doors to large walk-in style wardrobe.

BEDROOM TWO 11'5 x 8'6 (3.49m x 2.60m)

With radiator and window to rear elevation.

BEDROOM THREE 8'11 x 8'3 (2.72m x 2.51m)

With radiator and window to rear elevation.

BATHROOM

Re-fitted with a modern suite comprising panelled bath with shower screen and shower over, wash-hand basin with cupboard below, radiator and window to side elevation.

SEPARATE WC

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

OUTSIDE

To the front of the property is a large driveway leading to a single garage, with hedgerows enclosing the front and a gravelled area providing further parking.

The rear garden has a paved patio seating area leading from the Conservatory, which in turn opens onto lawned gardens enclosed by brick walling and timber fencing.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)



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