



briggs residential

**14 BRAMLEY ROAD
MARKET DEEPING PE6 8JG
OFFERS OVER £245,000**

FREEHOLD



Offered for sale with no chain, this well-kept three bedroom, semi-detached home has a small extension to the side to give a utility room and cloakroom and is approached via a block-paved driveway which provides parking for several vehicles. With open-plan living accommodation to the ground floor, this property is set in a superb location within easy access of Market Deeping town centre and local schools and viewing is highly advised. Call 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**

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

LOUNGE 14'1 x 12'8 (4.29m x 3.86m)

With fireplace, radiator, window to front elevation and open access through to

KITCHEN/DINING ROOM 17'4 x 8' (5.28m x 2.44m)

With a range of ample wall and base units with built-in oven with gas hob and extractor above, fridge space, work surface, wall tiling, sink unit, window to rear elevation, dining area, French doors opening onto rear garden and door to

UTILITY ROOM 9'8 x 6'2 (2.95m x 1.88m)

With plumbing for washing machine, central heating boiler, radiator, window to side elevation and door to

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LANDING

BEDROOM ONE 10'8 x 10'2 (3.25m x 3.10m)

With free-standing wardrobe, radiator and window to rear elevation.

BEDROOM TWO 10'5 x 7'3 (3.18m x 2.21m)

With free-standing wardrobe, radiator and window to front elevation.

BEDROOM THREE 7'3 x 6'8 (2.21m x 2.03m)

With built-in storage cupboard, radiator and window to front elevation.

BATHROOM

A modern suite comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to rear elevation.

OUTSIDE

Approached via a block-paved driveway, which provides parking for many vehicles, this property has side access that leads to a fully enclosed rear garden which is mainly laid to lawn with large patio area, paving, flower borders and timber shed.

EPC RATING: C

COUNCIL TAX RATING: B (SKDC)

