

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



**36 VIKING WAY, THURLBY
PE10 0HX**

£225,000

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Situated in a small cul-de-sac and perfect for the growing family, this three bedroom semi-detached home is offered for sale with no chain and has excellent schools nearby. Approached via a long driveway which provides parking for several vehicles, this home has a ground floor cloakroom, kitchen/dining room and fully enclosed garden to the rear. Book your viewing today.

ENTRANCE
Front entrance door opening to

HALLWAY
With radiator and stairs leading to first floor.

CLOAKROOM
Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

LOUNGE 16'9 x 14'5 (5.11m x 4.39m)
With radiator, window to front elevation and double-opening doors to

KITCHEN/DINING ROOM 18'6 x 12' (5.64m x 3.66m)
With a range of wall and base units with built-in oven with hob and extractor above, integrated fridge/freezer, dishwasher and washing machine, work surface, wall tiling, sink unit, dining area, radiator, window to rear elevation and patio doors leading onto the rear garden.

LANDING
With built-in airing cupboard and access to loft.

BEDROOM ONE 18'6 x 12' max (5.64m x 3.66m max)
With radiator and two windows to front elevation.

BEDROOM TWO 11'1 x 10'9 (3.38m x 3.28m)
With radiator and window to rear elevation.

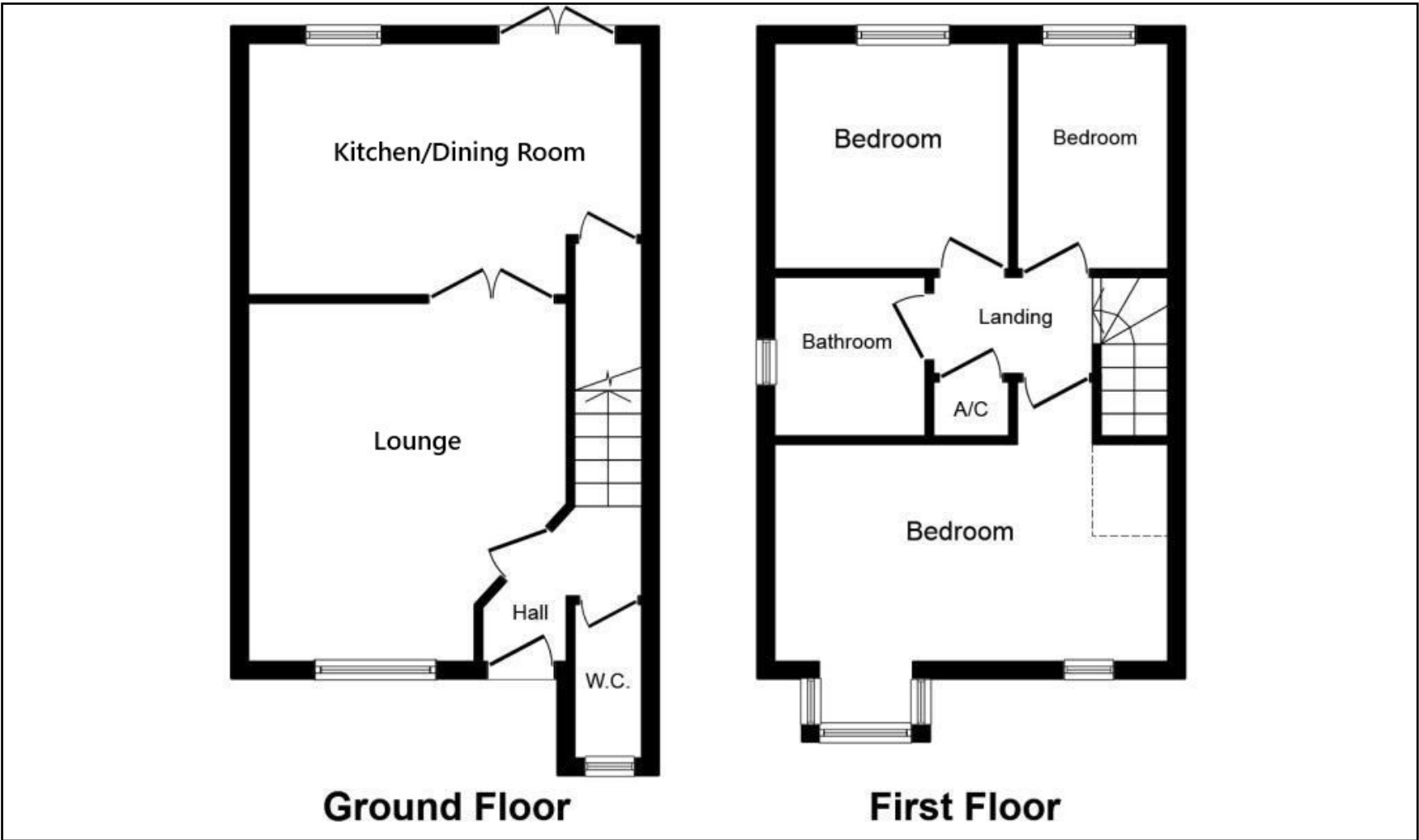
BEDROOM THREE 10'9 x 7'2 (3.28m x 2.18m)
With radiator and window to rear elevation.

BATHROOM
Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to side elevation.

OUTSIDE
The property is approached via a long driveway which provides parking for several vehicles.

The rear garden, which is fully enclosed by fencing, is mainly laid to lawn with patio area and paving.

EPC RATING: D COUNCIL TAX BAND: B (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.