



# briggs residential

**1 GODSEY LANE  
MARKET DEEPING PE6 8HT  
OFFERS OVER £335,000**

**FREEHOLD**



**LOCATION, LOCATION, LOCATION!** Tucked away down a small private driveway close to the town centre, this three bedroom detached bungalow has a 25' lounge/dining room and features a large south facing private rear garden. Offered for sale with no chain, viewing is highly advised.

**Visit our website: [www.briggsresidential.co.uk](http://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

#### PORCH

With door to

#### HALLWAY

An L-shaped hall with radiator and airing cupboard.

**LOUNGE/DINING ROOM** 25'5 x 16' max (7.75m x 4.88m)

A spacious room with fireplace, radiators and windows to front and rear elevations.

**KITCHEN/BREAKFAST ROOM** 12'6 x 10'6 (3.81m x 3.20m)

With a range of wall and base units, breakfast area, built-in oven with hob, free standing appliances (available by negotiation), window to rear elevation, door to rear garden and door to

#### CLOAKROOM

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

**BEDROOM ONE** 13'7 x 11' (4.14m x 3.35m)  
With radiator and window to front elevation.

**BEDROOM TWO** 11'1 x 7'9 (3.37m x 2.36m)  
With radiator and window to front elevation.

**BEDROOM THREE** 9'6 x 8' (2.90m x 2.44m)  
With radiator and window to side elevation.

#### BATHROOM

Comprising shower cubicle, low flush WC, wash-hand basin, wall tiling and window to side elevation.

#### OUTSIDE

The driveway provides parking for several vehicles and leads to a detached brick built single garage. The south facing rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked flower beds and enclosed by mature conifers and shrubs.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)

