



# briggs residential

**18 BLUEBELLS  
DEEPING ST JAMES PE6 8SL  
£180,000**

**FREEHOLD**



Offered for sale with no onward chain, this modern two bedroom home would make an ideal first home and is located in a small cul-de-sac with an enclosed rear garden and off road parking. Call the Briggs Team to book your viewing.

**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

### HALLWAY

With electric wall heater.

### LOUNGE 16'6 x 11'9 (5.03m x 3.58m)

TV point, electric wall heater, stairs to first floor and patio doors opening to the rear garden.

### KITCHEN 8'1 x 8' (2.47m x 2.44m)

Comprising wall and base units, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit and window to front aspect.

### LANDING

### BEDROOM ONE 12'8 x 9'9 (3.86m x 2.97m)

With electric wall heater, fitted wardrobe and window to rear aspect.

### BEDROOM TWO 11'6 x 5'8 (3.51m x 1.73m)

With electric wall heater and window to front aspect.

### BATHROOM

Comprising panelled bath with shower above and shower screen, low flush WC, wash hand basin, wall tiling, electric wall heater and window to front aspect.

### OUTSIDE

There is an enclosed rear garden which is mainly laid to lawn with patio and paving.

EPC RATING: E

COUNCIL TAX RATING: A (SKDC)

