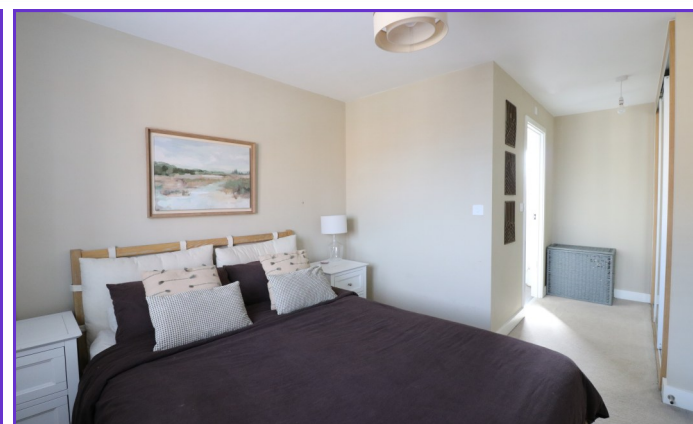


OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



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Featuring an exceptionally large southerly facing rear garden, this surprisingly spacious detached family home has two good sized reception rooms including a large dining room ideal for entertaining. There is also a 17' x 12' kitchen/breakfast room and to the first floor FOUR double bedrooms. Offered for sale in good decorative order throughout, this impressive home, which has a driveway to the side providing parking for two vehicles leading to a single garage, is set on this new development by Linden Homes and has been built to a high standard. Viewing is highly advised to appreciate its superb location.

Front entrance door opening to

HALLWAY

An impressive entrance to this home with radiator and stairs leading to first floor with built-in cupboard below.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 17'6 x 10'2 (5.33m x 3.10m)

This light and airy room has a wall-mounted TV point, windows to front elevation, radiator and French doors opening onto a large 29'6 (9.00m) patio.

DINING ROOM 12'7 x 9'10 (3.84m x 3.00m)

An exceptionally good size room ideal for entertaining with space for a bar, with radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 17'2 x 12' (5.23m x 3.66m)

A good size room with a range of ample wall and base units built-in double oven with gas hob and extractor above, integrated dishwasher, fridge and freezer, work surface, splashback, 1 1/2 bowl sink unit, dining area, radiator, window to side elevation and French doors opening onto the large patio.

UTILITY ROOM 8'1 x 5'1 (2.46m x 1.55m)

With sink unit, range of base units, plumbing for washing machine and window to side elevation.

LANDING

A large landing with built-in airing cupboard, radiator, access to loft and window to front elevation.

BEDROOM ONE 17'2 max x 10'2 (5.23m max x 3.10m)

A good size master bedroom with radiator, window to front elevation, dressing area with mirror-fronted double wardrobes and access through to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

BEDROOM TWO 11'3 x 9' (3.43m x 2.74m)

With radiator and window to side elevation.

BEDROOM THREE 10'1 x 9'10 (3.07m x 3.00m)

With radiator and window to front elevation.

BEDROOM FOUR 11'7 x 7' (3.53m x 2.13m)

With radiator and window to side elevation.

BATHROOM

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

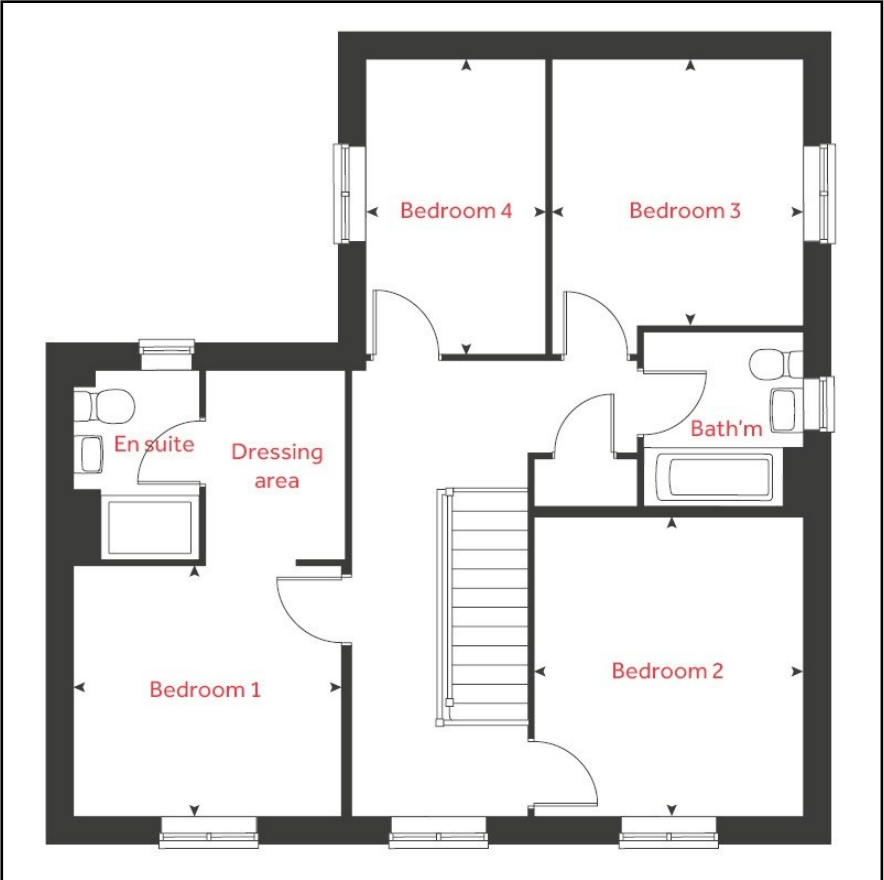
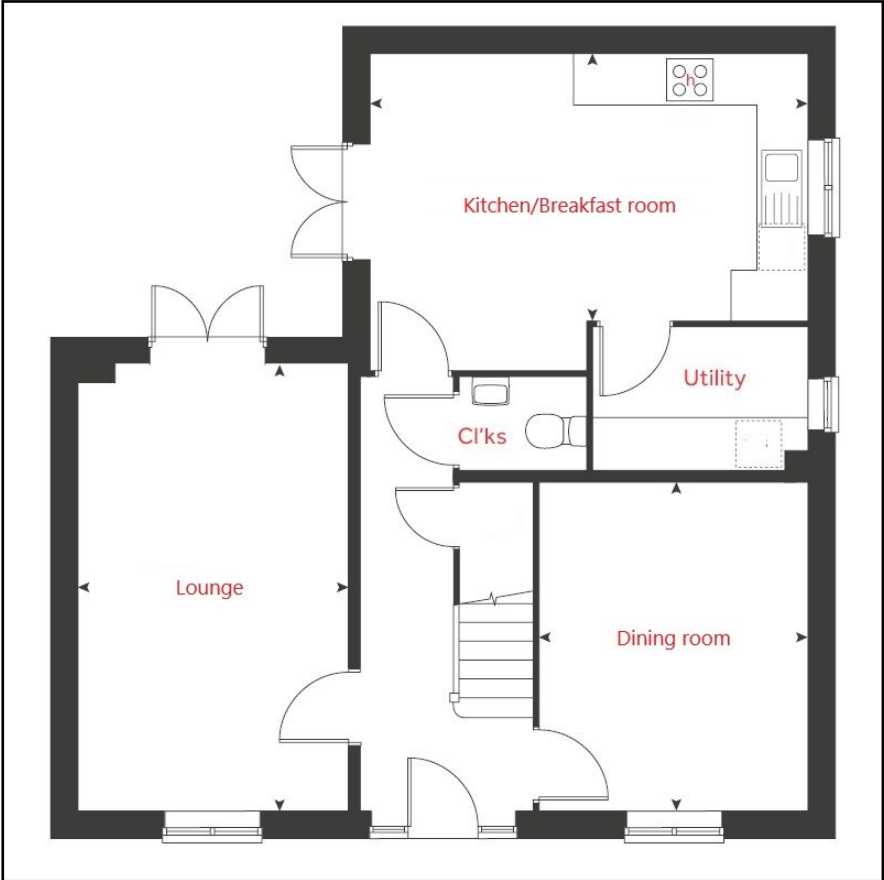
OUTSIDE

The property is approached via a long block-paved driveway which leads to an oversized single garage with up-and-over door, power and lighting.

The rear southerly facing garden is of an exceptionally good size, fully enclosed by fencing and mainly laid to lawn with a 29'6 (9.00m) patio and is perfect and safe for young children.

EPC RATING: B

COUNCIL TAX BAND: E (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.