

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

**OPENING HOURS**



**1a BRAEBURN ROAD, DEEPING ST JAMES  
PE6 8GP**

**£230,000**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

Follow us on



**briggsresidential.co.uk**

**S**ituated in a superb location, this well-kept property benefits from have three **DOUBLE** bedrooms and also has a good size lounge, contemporary kitchen, fully enclosed rear garden and exceptionally large front garden. With off-road parking for two vehicles, this property, which is within easy access of the Deepings School, is a perfect family home. Call the Briggs Team to book your viewing today.

Entrance door opening to

#### HALLWAY

An impressive spacious entrance to this home with stairs leading to first floor, radiator, window to side elevation, tiled flooring and door to

#### CLOAKROOM

Comprising low flush WC, wash-hand basin, tiled flooring and fully tiled walls.

#### LOUNGE/DINING ROOM 16'5 x 12'1 (5.00m x 3.68m)

A good size room with radiator, TV point, window to rear elevation and French doors opening onto rear garden.

#### KITCHEN 10' x 9' (3.05m x 2.74m)

With a range of contemporary wall and base units, built-in oven, integrated dishwasher and washing machine, fridge space, work surface, wall tiling, tiled flooring, radiator and window to front elevation.

#### LANDING

A large landing with access to part-boarded loft and window to side elevation.

#### BEDROOM ONE 12'9 x 8'6 (3.89m x 2.59m)

With built-in wardrobe, radiator and window to rear elevation.

#### BEDROOM TWO 12' x 8'6 (3.66m x 2.59m)

With radiator and window to front elevation.

#### BEDROOM THREE 9'1 x 7'7 (2.77m x 2.31m)

With radiator and window to rear elevation.

#### BATHROOM 8'3 x 7'6 (2.51m x 2.29m)

A large family bathroom comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to front elevation.

#### OUTSIDE

The property has two off-road parking spaces.

The property has a large front garden which is laid to lawn, a fully enclosed rear garden also mainly laid to lawn with patio area and a further side garden used as an additional patio area.

EPC RATING: B

COUNCIL TAX BAND: C (SKDC)



FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE - REF = bgp1583/1013 - © www.homeplansepc.co.uk 2025

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.