



# briggs residential

**11 FARMHOUSE DRIVE  
DEEPING ST NICHOLAS PE11 3SZ  
OFFERS OVER £185,000**

**FREEHOLD**



Overlooking a large green and offering surprisingly spacious and deceptive accommodation, this THREE bedroom family home features a large lounge, air-conditioned conservatory and master bedroom with en-suite. With an enclosed garden and a garage, this family home must be seen to appreciate the surprising accommodation available. Ask the Briggs Team to book your viewing today.

**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 radiator and staircase leading to first floor with cupboard below.

### CLOAKROOM

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

**LOUNGE/DINING ROOM** 17'9 x 12'10 (5.41m x 3.91m)

With two radiators, TV point, window to rear elevation and French doors opening onto the

**CONSERVATORY** 11'4 x 9'3 (3.45m x 2.82m)

A brick and UPVC air-conditioned conservatory with French doors opening onto a decked area.

**KITCHEN** 9'3 x 8' (2.82m x 2.44m)

With a range of wall and base units, built-in oven with gas hob, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, central heating boiler, window to front elevation and external door to side.

### LANDING

With built-in airing cupboard and window to side elevation.

**BEDROOM ONE** 12'2 min x 9'3 (3.71m min x 2.82m)

An air-conditioned room with radiator, two windows to front elevation and door to

### EN-SUITE

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

**BEDROOM TWO** 11'1 x 10' (3.38m x 3.05m)

With radiator and window to rear elevation.

**BEDROOM THREE** 9'5 x 6'5 (2.87m x 1.96m)

With radiator and window to rear elevation.

### BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

### OUTSIDE

The property has a covered carport which leads to a single garage with up-and-over door. The rear garden is fully enclosed by fencing and mainly laid to lawn.

EPC RATING: D

COUNCIL TAX BAND: C (SOUTH HOLLAND)

