

OPENING HOURS



10 SPALDING ROAD, DEEPING ST JAMES  
PE6 8NJ

OFFERS OVER £535,000

FREEHOLD



briggs residential

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**S**et behind electric gates, this surprisingly spacious **FIVE DOUBLE BEDROOM** detached family home is set on **THREE** floors, built to a high specification and benefits from having underfloor heating and enclosed southerly-facing gardens. Entered via a large dining hallway, this home has four reception rooms and features to the first floor a master bedroom with **TWO** dressing rooms plus a luxury en-suite. The property, which is offered for sale with no chain, backs onto the Deepings School. Book your viewing of this superb family home today.

Front entrance door opening to

#### ENTRANCE PORCH

With tiled flooring, window to side elevation and access to

#### DINING HALLWAY 19' x 10'9 (5.79m x 3.28m)

A most impressive entrance to this home with dining area, window to front elevation, stairs leading to first floor and door to Inner Hallway.

#### LOUNGE 14' x 9'7 (4.27m x 2.92m)

With window to front elevation and two built-in storage cupboards.

#### INNER HALLWAY

#### STUDY 10'8 x 8' (3.25m x 2.44m)

With window to side elevation.

#### CLOAKROOM

Comprising low flush WC, wash-hand basin and built-in storage cupboard.

#### LIVING ROOM 20'3 x 12' (6.17m x 3.66m)

A good size room with bi-folding doors opening onto the rear garden, two windows to side elevation and access to

#### LANDING

With a glazed and oak staircase leading to the second floor.

#### MASTER BEDROOM 20' x 10'6 (6.10m x 3.20m)

A large master bedroom with window to rear elevation and central dividing wall with access to

#### DRESSING AREA

With radiator and further window to rear elevation.

#### SECOND DRESSING AREA 12'3 x 8'9 (3.73m x 2.67m)

With radiator.

#### EN-SUITE

Four piece suite comprising panelled bath, double shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to side elevation.

#### BEDROOM TWO 13'7 x 13'7 (4.14m x 4.14m)

With radiator, storage cupboard and window to front elevation.

#### BEDROOM THREE 15'5 x 11'8 (4.70m x 3.56m)

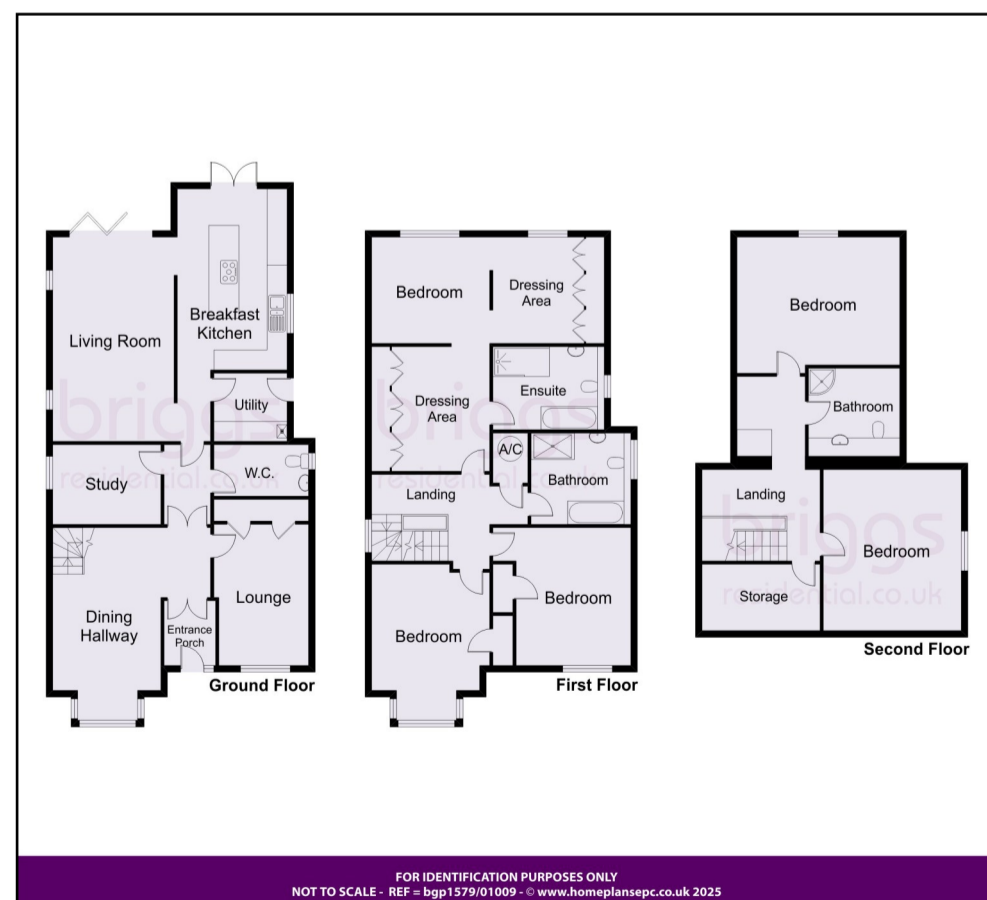
With radiator, storage cupboard and window to front elevation.

#### KITCHEN/BREAKFAST ROOM 17'10 x 10'7 (5.44m x 3.23m)

A modern kitchen with a range of ample wall and base units with a range of integrated appliances, central island unit, breakfast bar, window to side elevation and French doors opening onto the rear garden.

#### UTILITY ROOM 7'2 x 6'9 (2.18m x 2.06m)

With a range of wall and base units, plumbing for washing machine, space for tumble dryer and central heating boiler.



#### BATHROOM

Four piece suite comprising panelled bath, double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

#### SECOND FLOOR LANDING

#### BEDROOM FOUR 16'2 x 13'7 (4.93m x 4.14m)

With radiator and window to side elevation.

#### BEDROOM FIVE 16'1 x 13'8 (4.90m x 4.17m)

With radiator and window to rear elevation.

#### STORAGE ROOM 11'6 x 6'8 (3.51m x 2.03m)

#### SHOWER ROOM

Comprising shower cubicle, wash-hand basin, low flush WC and heated towel rail.

#### OUTSIDE

The property is set behind secure electric gates leading to just two properties. The large block-paved driveway provides parking for several vehicles.

The rear garden, which is fully enclosed with a southerly aspect, is mainly laid to lawn with a large patio area, paving, hardstanding for hot tub and space for timber shed.

EPC RATING: B

COUNCIL TAX BAND: F (SKDC)

#### ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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