

# 11 FARMHOUSE DRIVE DEEPING ST NICHOLAS PE11 3SZ OFFERS OVER £199,950

**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

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

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.

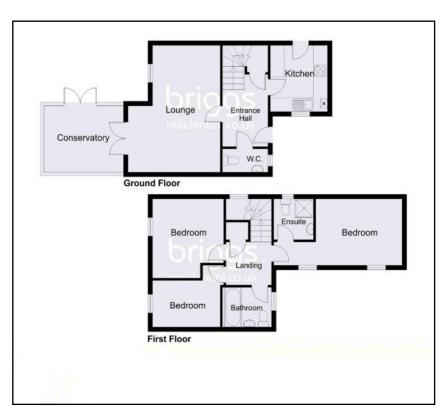
#### **BATHROOM**

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)



These particulars do not constitute part or all of an offer or contract. The measurements 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 of the property and suggest buyers obtain such verification from their solicitors.