



# briggs residential

**4 THE AVENUE  
MARKET DEEPING PE6 8BA  
£360,000**

**FREEHOLD**



Situated in this highly sought after area within easy access of Market Deeping town centre, this extended detached bungalow features superb living accommodation with lovely private enclosed gardens to the rear and large studio/workshop. With a 15' lounge leading to a 14' x 12' family room with French doors opening onto the rear garden, this home also benefits from a 23' kitchen with a dining area with lantern window above, whilst there are three good size bedrooms, lovely private gardens which have been designed for easy maintenance and large decked area ideal for entertaining. Offered for sale in good decorative order throughout, viewing of this much loved home is highly advised.

**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**

Entrance door opening to

### HALLWAY

An L-shaped hallway with radiator, built-in airing cupboard and access to loft.

### LOUNGE 15'9 x 12' (4.80m x 3.66m)

A good size room featuring a contemporary fireplace with radiator, window to side elevation, modern tiled flooring and open access through to

### FAMILY ROOM 14' x 12'7 (4.27m x 3.84m)

A light and airy room with tiled flooring, radiator, French doors with windows either side opening onto the rear patio and open archway through to

### KITCHEN/DINING ROOM 23' x 11'1 (7.01m x 3.38m)

A large kitchen with a range of ample wall and base units, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, window to side elevation, dining area with lantern window above and door to side elevation.

### BEDROOM ONE 12'1 x 11'7 (3.68m x 3.53m)

With radiator and windows to front and side elevations.

### BEDROOM TWO 11'2 x 9'3 (3.40m x 2.82m)

With radiator and window to front elevation.

### BEDROOM THREE 9'7 x 8'3 (2.92m x 2.51m)

With radiator and window to side elevation.

### BATHROOM

A modern suite comprising walk-in double shower cubicle, wash-hand basin with cupboard below, WC, fully tiled walls, heated towel rail and window to side elevation.

### OUTSIDE

Approached via a driveway which provides parking for several vehicles with gated access to the rear garden.

The rear garden, which enjoys superb views over St Guthlac's church and provides a high degree of privacy, has been designed for easy maintenance with a large decked area, slabbed and gravelled gardens, mature attractive borders and shrubs and access to

### Studio/Workshop 17'4 x 16'5 (5.28m x 5.00m)

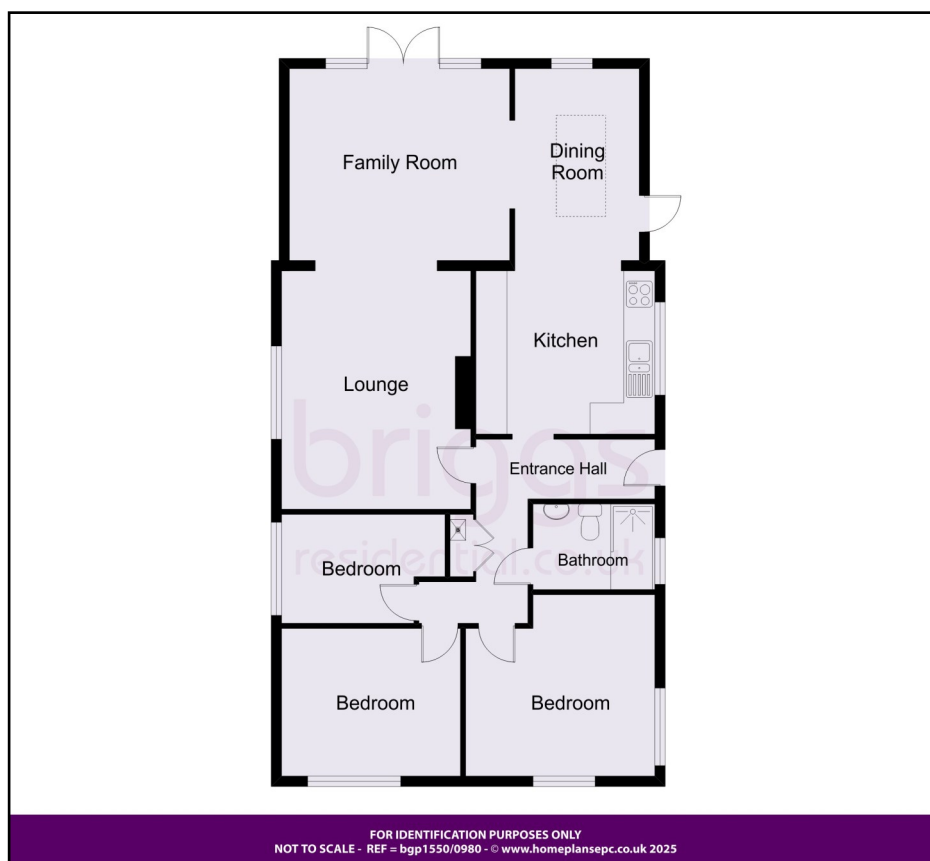
With its own electricity box and meter, this room could be used as a studio or workshop and has access to

### Kitchen Area 16'5 x 9'9 (5.00m x 2.97m)

With a range of wall and base units.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



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