



# briggs residential

**PLOT 5, OSIER FARM  
EASTGATE, DEEPING ST JAMES PE6 8RB  
£750,000**



Situated in a small exclusive development of just five luxury properties, along with two barn conversions and a thatched farmhouse, this impressive traditional Stamford stone-built home features superb ground floor accommodation including a stunning garden room incorporating a roof lantern with two sets of bi-folding doors. Built to an exceptional standard, this four bedroom family home has two further reception rooms, double garage and luxury bathrooms. Being built by Postland Developments, a well known and respected local builder with a reputation for high quality, individual homes and excellent customer service, viewing of this property 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

With stairs leading to first floor, with cupboard below.

## CLOAKROOM

## LOUNGE 13'2 x 16' (4.04m x 4.88m)

With feature fireplace incorporating a wood burning stove and window to front elevation.

## STUDY 8'7 x 10'2 (2.67m x 3.12m)

With window to front elevation.

## KITCHEN/DINING/GARDEN ROOM 29' max x 30' max (8.84m x 9.14m)

A magnificent, open-plan, contemporary, light and airy room with a high specification kitchen, dining area and a Garden room to the rear enjoying open views, with roof lantern and two sets of corner bi-folding doors. Perfect for relaxing Sunday afternoons.

## UTILITY ROOM

## LANDING

## MASTER BEDROOM 12'7 x 16'3 (3.90m x 4.98m)

A good size room with a range of built-in wardrobes, window to front elevation and door to

## LUXURY EN-SUITE

## BEDROOM TWO 9'8 x 13'6 (3.01m x 4.17m)

With radiator, a range of built-in wardrobes and window to front elevation.

## BEDROOM THREE 10'4 x 16'1 (3.19m x 4.92m)

With a range of built-in wardrobes and window to rear elevation.

## BEDROOM FOUR 13'2 x 13'8 (4.03m x 4.23m)

With window to rear elevation.

## BATHROOM

A luxury four piece suite and window to rear elevation.

## OUTSIDE

The property has a double garage to the side and enjoys a private good size garden.

