



11 CLAYPOLE DRIVE, NORTHBOROUGH  
PE6 9DW OFFERS OVER £350,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated in one of the area's most sought after villages with excellent schools is this detached three bedroom property with the potential to extend. With an exceptionally large enclosed rear garden, this family home offers versatile accommodation including a 22' x 17' L-shaped lounge dining room, a ground floor shower room and a separate dining room/bedroom 3 which leads to a conservatory. The long driveway provides parking for several vehicles and leads to a single garage. Viewing is highly advised.

Entrance door opening to

#### HALLWAY

With entrance porch area, storage cupboard, stairs to first floor and window to side aspect.

#### SHOWER ROOM

Accessed from the hallway and dining room/bedroom 3, this room has shower cubicle, vanity unit housing wash hand basin, low flush WC, radiator and window to rear aspect.

#### LOUNGE DINING ROOM 22'5 x 17'4 (6.83m x 5.28m)

This light and airy room has a good size lounge area, dining area, radiators, TV point and two large windows to front aspect.

#### KITCHEN 10'6 x 10'5 (3.20m x 3.18m)

Comprising wall and base units, built in oven with electric hob and extractor hood above; plumbing for washing machine and dishwasher, work surface, wall tiling, sink unit, space for fridge freezer, door to side aspect and window to rear garden.

#### DINING ROOM/BEDROOM THREE 12' x 10'7 (3.65m x 3.24m)

With radiator, connecting door to Jack and Jill shower room and double opening doors to

#### CONSERVATORY 11'4 x 10'1 (3.45m x 3.07m)

A good size conservatory with French doors opening onto the decked area overlooking the rear garden.

#### LANDING

#### BEDROOM ONE 14'6 x 13'2 (4.42m x 4.01m)

With radiator and window to rear aspect.

#### BEDROOM TWO 12'4 x 11'2 (3.76m x 3.40m)

With radiator and window to front aspect.

#### BATHROOM

Comprising panelled bath with shower attachment, wash hand basin, WC, heated towel rail, wall tiling and window to rear aspect.

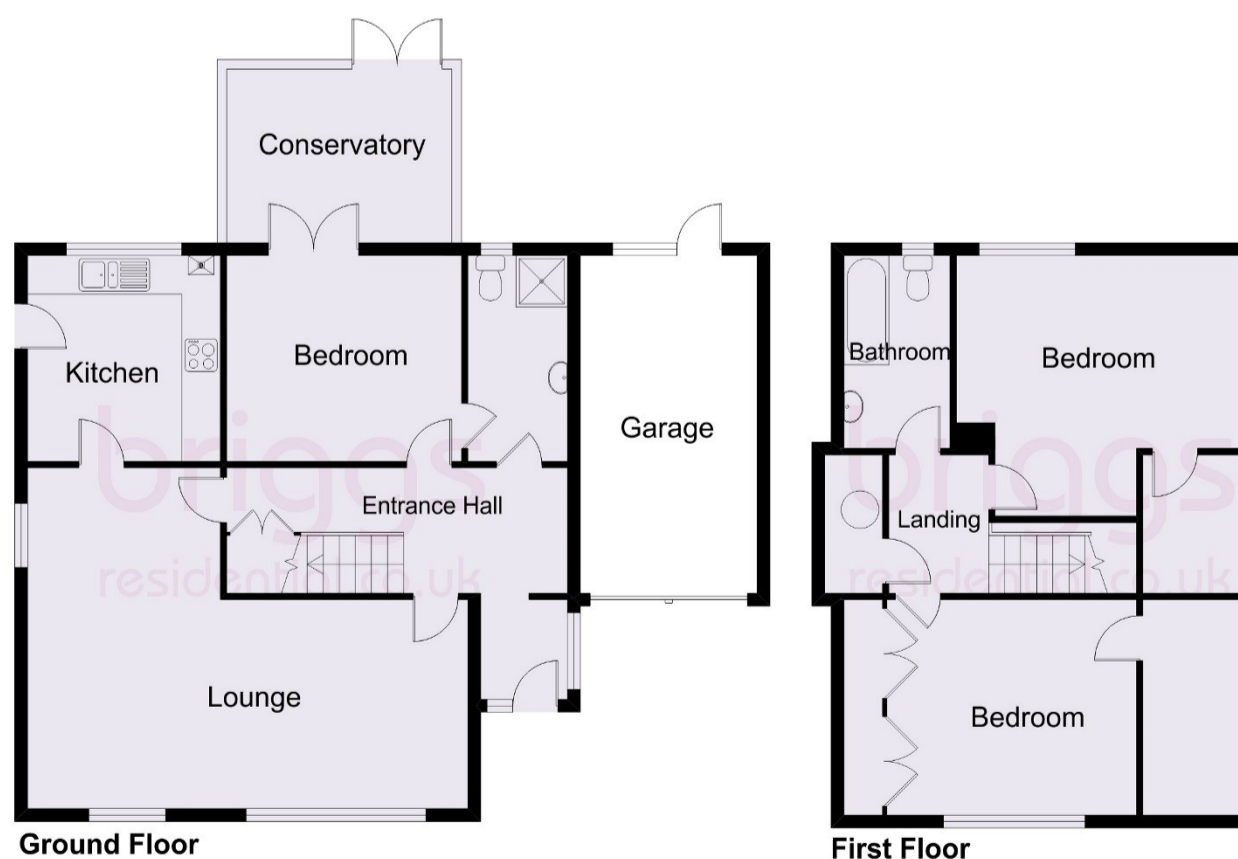
#### OUTSIDE

The long driveway provides parking for several vehicles and leads to an oversized garage with up and over door.

There is a large decked area which is ideal for entertaining and this is surrounded by railings and steps down to the extensive rear garden which is laid to lawn and enclosed by shrubs and trees.

EPC RATING: D

COUNCIL TAX BAND: D (PCC)



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