

Monday to Friday, 9:00am until 6:00pm  
Saturday, 9:00am until 4:00pm  
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**F**eaturing superb living accommodation and tucked away at the end of a cul-de-sac, this four bedroom detached bungalow is set on a good size plot and is offered for sale with no chain. Featuring a 21' lounge which leads through to a large dining room, this impressive home has a kitchen/breakfast room, master bedroom with en-suite, plus a further bedroom with walk-in dressing room and is approached via a driveway that provides parking for many vehicles and has space for a double garage subject to planning. With a good size enclosed garden to the rear, this spacious family bungalow offers versatile accommodation and viewing is highly advised to appreciate the superb accommodation available.

Front entrance door opening to

#### HALLWAY

An L-shaped hallway with built-in airing cupboard and built-in store cupboard.

#### LOUNGE 21' x 12'2 (6.40m x 3.71m)

Featuring an exposed brick chimney with heavy beam above and housing a cast-iron gas burner, this impressive, spacious room has beams to ceiling, window to front elevation, patio doors opening onto the rear garden and open access through to

#### DINING ROOM 15'8 x 14'4 (4.78m x 4.37m)

A large room ideal for entertaining with radiator and window to front elevation.

#### KITCHEN/BREAKFAST ROOM 18'4 x 8'8 (5.59m x 2.64m)

With a range of wall and base units with Belfast sink unit, cooking range available by negotiation, plumbing for washing machine, fridge space, breakfast bar, radiator, window to rear elevation and patio doors opening onto the rear garden.

#### BEDROOM ONE 11'10 x 11'5 (3.61m x 3.48m)

With built-in mirror-fronted wardrobes, radiator, window to rear elevation and door to

#### DRESSING ROOM 7'10 x 6'6 (2.39m x 1.98m)

With radiator and window to rear elevation.

#### BEDROOM TWO 12'2 x 8' (3.71m x 2.44m)

With radiator, window to front elevation and door to

#### EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

#### BEDROOM THREE 8'9 x 8'7 (2.67m x 2.62m)

With radiator and window to front elevation.

#### BEDROOM FOUR 8'8 x 8'6 (2.64m x 2.59m)

With radiator and window to front elevation.

#### BATHROOM

A good size bathroom comprising walk-in double shower cubicle, panelled bath, wash-hand basin, low flush WC, radiator and two windows to rear elevation.

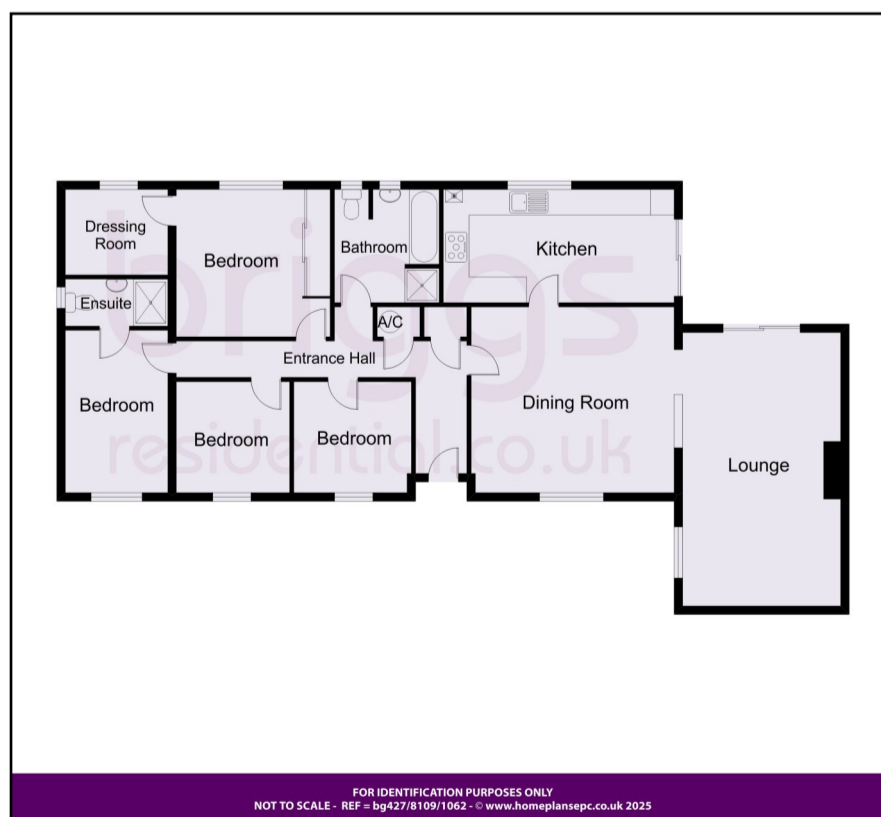
#### OUTSIDE

The property is approached via a gravel driveway which provides parking for various vehicles and has space to the side for a double garage, subject to planning.

The gardens, which are a superb feature of this home, are mainly laid to shaped lawn with two patio areas, gravelled area, mature trees and shrubs.

EPC RATING: C

COUNCIL TAX BAND: C (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.

These particulars do not constitute part or all of an offer or contract. The measurements and details 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 or structure of the property and suggest buyers obtain such