



briggs residential

**3 VULCAN DRIVE
MARKET DEEPING, PE6 8UP
£265,000**

FREEHOLD



Featuring a surprisingly large rear garden, this three bedroom semi-detached home offers impressive accommodation including an L-shaped 18' x 15' kitchen/dining room, whilst there is also a good size lounge, master bedroom with en-suite and off-road parking for three vehicles. Set on this popular estate by Larkfleet Homes, viewing of this home is highly advised to appreciate the superb accommodation available.

Visit our website: 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 door to

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 13'9 x 11'8 4.19m x 3.56m)

With radiator and window to front elevation.

KITCHEN/DINER 18'3 x 15'5 (5.56m x 4.70m)

An L-shaped room with large kitchen area with a range of ample wall and base units, built-in cooker with gas hob and extractor fan above, fridge space, plumbing for washing machine and dishwasher, sink unit, window to rear elevation, stairs leading to first floor with cupboard below, dining area with radiator, window to side elevation and French doors leading onto rear garden.

LANDING

BEDROOM ONE 12'1 x 9'10 (3.68m x 3.00m)

With built-in double wardrobe, radiator, window to front elevation and door to

EN-SUITE

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

BEDROOM TWO 9'9 x 8'2 (2.97m x 2.49m)

With radiator and window to rear elevation.

BEDROOM THREE 8'8 x 6'7 (2.64m x 2.01m)

With radiator and window to rear elevation.

BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

OUTSIDE

The property has a driveway which provides parking for three vehicles.

The rear garden, which is surprisingly large and enclosed by fencing, is mainly laid to lawn with patio area, paving and mature flower borders.

EPC RATING: B

COUNCIL TAX RATING: B (SKDC)

