



**7 MAIN ROAD, ETTON  
PE6 7DA**

**OFFERS OVER £295,000**

**FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

**briggsresidential.co.uk**





**S**ituated in one of the area’s most sought after villages and with stunning views over open countryside and paddocks, this well-kept, established, three bedroom semi-detached home is set on a good size plot and viewing is highly advised to appreciate its superb location. With an excellent school catchment area, this property has a 19’ kitchen/dining room, oil fired central heating, off-road parking and excellent nearby walks. Don’t miss out.

Entrance door opening to

**HALLWAY**  
With radiator and oak staircase leading to first floor.

**CLOAKROOM**  
Comprising low flush WC, wash-hand basin and window to front elevation.

**LOUNGE** 13’ x 11’6 (3.96m x 3.51m)  
With two windows to front elevation, log burner, TV point and radiator.

**KITCHEN/DINING ROOM** 19’5 x 10’9 (5.92m x 3.28m)  
With a range of wall and base units, cooker point, space for fridge/freezer, plumbing for washing machine, Belfast sink unit, traditional ornamental oven, dining area, radiator, window to side elevation and door to rear garden.

**LANDING**

**BEDROOM ONE** 12’8 x 10’7 (3.86m x 3.23m)  
With radiator and two windows to rear elevation.

**BEDROOM TWO** 11’7 x 11’3 (3.53m x 3.43m)  
With radiator and window to front elevation with stunning views over open countryside and paddocks.

**BEDROOM THREE** 8’3 x 7’5 (2.51m x 2.26m)  
With radiator and window to side elevation.

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

**OUTSIDE**  
The property has a brick-built storage room with oil-fired central heating boiler and vent for tumble dryer. There is off-road parking to the front of the property.

The neatly kept front garden, which is enclosed by picket fencing, is mainly laid to lawn with mature flower borders and shrubs. There is side access which leads to the rear garden which is fully enclosed and provides a high degree of privacy, and is mainly laid to lawn with patio area, paving and timber shed.

EPC RATING: TBC

COUNCIL TAX BAND: B (PCC)

Awaiting Floorplan

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 verification from their solicitors.