

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**38 PRIMROSES, DEEPING ST JAMES
PE6 8SW**

£299,950

FREEHOLD



**briggs
residential**

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Ideal for the growing family, this **FOUR** bedroom detached family home has a master bedroom with en-suite, two reception rooms, a conservatory and is situated in this sought-after cul-de-sac close to local schools. With generous sized rooms throughout, this property has a fully enclosed garden and off-road parking leading to a single garage. Book your viewing today.

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 16'1 x 11'9 (4.90m x 3.58m)

With feature fireplace, this spacious room has radiator, window to front elevation and double-opening doors through to

DINING ROOM 13'9 x 9'6 (4.19m x 2.90m)

With radiator and French doors opening to

CONSERVATORY 14'7 x 9'5 (4.45m x 2.87m)

A large conservatory overlooking the rear garden has French doors leading onto the patio area.

KITCHEN/BREAKFAST ROOM 15'3 x 8'10 (4.65m x 2.69m)

With a range of wall and base units with built-in oven, plumbing for washing machine and dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, radiator, window to rear elevation and door to side.

LANDING

BEDROOM ONE 13'5 x 8'9 (4.09m x 2.67m)

With radiator, window to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC and radiator.

BEDROOM TWO 10'2 x 8'9 (3.10m x 2.67m)

With radiator, built-in wardrobe and window to rear elevation.

BEDROOM THREE 9' x 7'2 (2.74m x 2.18m)

With radiator and window to rear elevation.

BEDROOM FOUR 9'11 x 9' max (3.02m x 2.74m max)

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

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to side elevation.

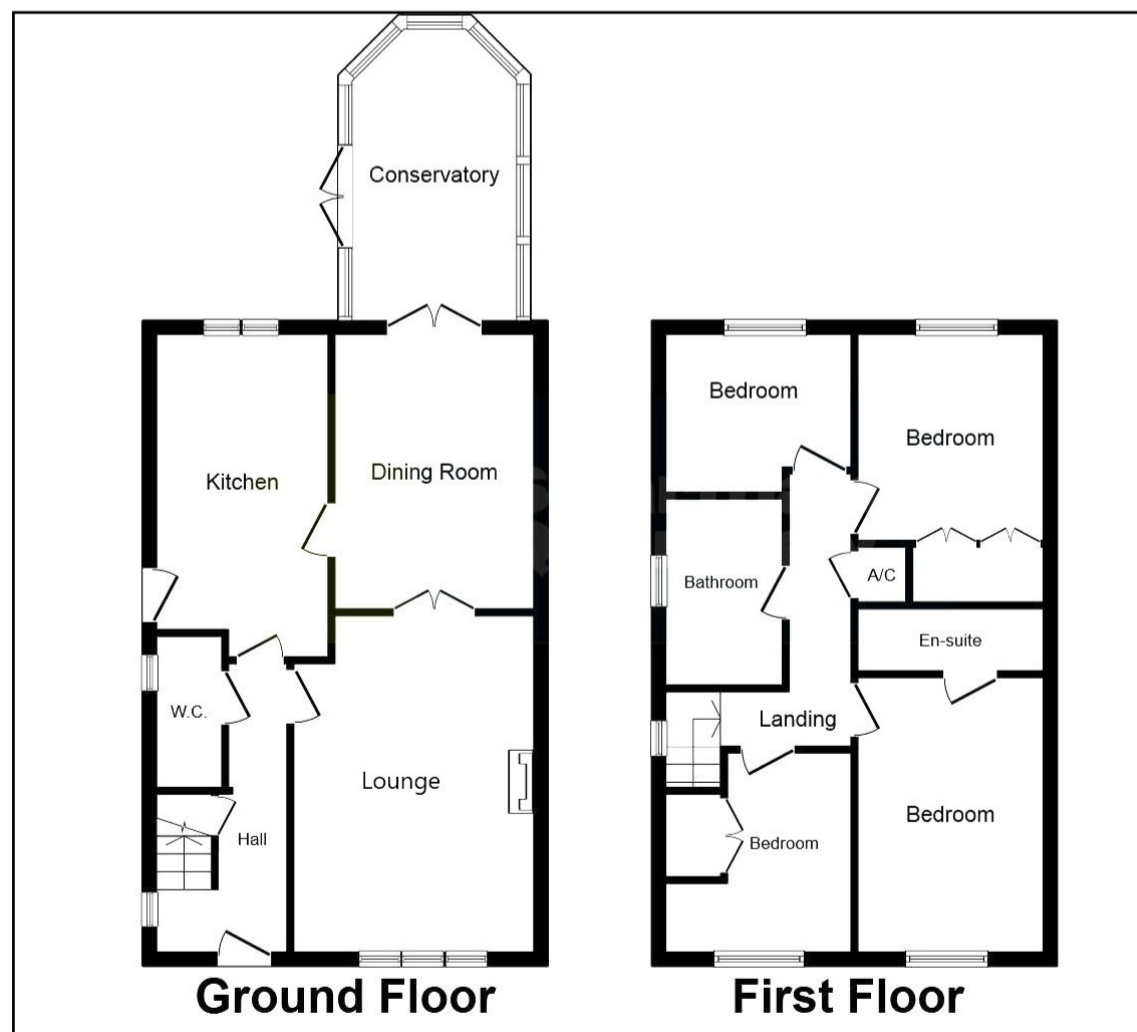
OUTSIDE

The property is approached via a driveway which leads to a single garage with up-and-over door, power, lighting and side personal door.

The rear garden is fully enclosed and has a large patio area, raised decked area and lawned gardens.

EPC RATING: C

COUNCIL TAX BAND: D (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 verification from their solicitors.