



briggs residential

**49 BURCHNALL CLOSE
DEEPING ST JAMES PE6 8QJ
£274,400**

FREEHOLD



Featuring superb open-plan living accommodation, this FOUR bedroom detached family home is in a superb location overlooking a large green to the front and is offered for sale in excellent decorative order throughout. Originally a show house for the development and tucked away in a lovely position, this greatly improved and well kept home is perfect for the growing family and is close to local schools. Book your viewing today.

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**

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE/DINING ROOM 19'5 x 15'5 (5.92m x 4.70m)

A most impressive open-plan room with living area, dining area, radiators and French doors opening onto the enclosed rear garden.

KITCHEN 9'4 x 9'4 (2.84m x 2.84m)

A modern kitchen with a range of ample wall and base units with built-in oven, gas hob with extractor above, plumbing for dishwasher and washing machine, space for American style fridge-freezer, work surface, wall tiling and window to front elevation.

LANDING

BEDROOM ONE 13'3 x 8'3

With radiator and window to rear elevation.

BEDROOM TWO 9'1 x 8' (2.77m x 2.44m)

With radiator and window to front elevation.

BEDROOM THREE 10' x 6'6 (3.05m x 1.98m)

With radiator and window to rear elevation.

BEDROOM FOUR 8' x 6' (2.44m x 1.83m)

With radiator and window to front elevation.

BATHROOM

A modern suite comprising panelled bath with shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

OUTSIDE

The property has a driveway which leads to a single garage.

The rear garden is enclosed by fencing and is mainly laid to lawn with patio area, paving and mature conifers.

EPC RATING: D

COUNCIL TAX RATING: C (SKDC)

