

**OPENING HOURS**  
**Monday to Friday.** 9.00am until 6.00pm  
**Saturday.** 9.00am until 4.00pm  
**Sunday.** Closed



**35 CHARTER AVENUE, MARKET DEEPING  
 PE6 8GF**

**£250,000**

**FREEHOLD**



**briggs  
 residential**

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 Market Deeping  
 PE6 8EA

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Situated overlooking a large green, this impressive three bedroom semi-detached home is a very popular style property with its uniquely shaped rooms providing a large lounge, a kitchen/dining room and large master bedroom with en-suite. There is also a fully enclosed rear garden and single garage. Ideal for the growing family, this property offers generous sized rooms throughout and must be seen.

Front entrance door opening to

**HALLWAY**  
With stairs leading to first floor and understairs storage cupboard.

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

**LOUNGE** 16'8 max x 15'5 (5.08m max x 4.69m)  
An impressive room with two windows to front elevation, radiator, TV point and French doors opening onto the rear garden.

**KITCHEN/DINING ROOM** 15'5 x 10'10 (4.69m x 3.30m)  
With a range of wall and base units, built-in oven with gas hob and extractor above, plumbing for washing machine and dishwasher, fridge space, sink unit, central heating boiler, work surface, wall tiling, window to front elevation, dining area and French doors opening onto the rear garden.

**LANDING**  
With airing cupboard and window to rear aspect.

**MASTER BEDROOM** 11'8 x 10'1 (3.55m x 3.07m)  
With built-in wardrobes, radiator, window to rear aspect and door to

**EN SUITE**  
Comprising shower cubicle, low flush WC, wash-hand basin, wall tiling, radiator and window to front aspect.

**BEDROOM TWO** 16'7 max x 7'5 (5.05m x 2.26m)  
With TV point, radiator and two windows to front aspect.

**BEDROOM THREE** 10'9 x 7'7 (3.27m x 2.31m)  
With radiator and window to rear aspect.

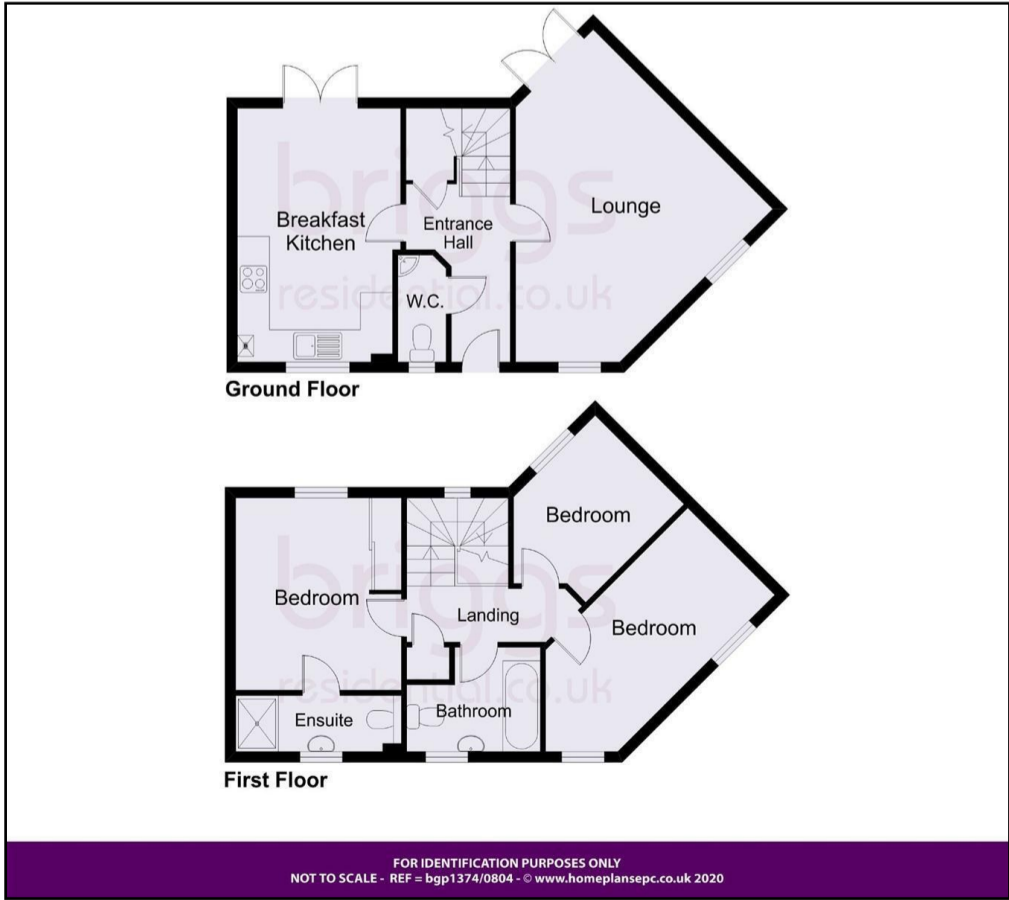
**BATHROOM**  
Comprising panelled bath with shower above, low flush WC, wash-hand basin, wall tiling, radiator and window to front aspect.

**OUTSIDE**  
The property has a driveway to the side which leads to a single garage with up-and-over door.

The rear garden is fully enclosed and designed for easy maintenance with artificial grass and decked area which is a perfect suntrap for those lazy evenings.

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)



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.