

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



**2 LAXTON CLOSE, DEEPIG ST JAMES
PE6 8GN**

£125,000

**SHARED OWNERSHIP
LEASEHOLD**



**briggs
residential**

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Tucked away at the end of a cul-de-sac and overlooking a green, this three bedroom family home is offered for sale with 50% shared ownership and is perfect for the first-time buyer and equally a great family home. With three bedrooms to the first floor, this property also has an 18' lounge with walk-in bay window, 18' kitchen/breakfast room, ground floor cloakroom, fully enclosed garden and is just a short walk from the Deepings School. The remaining 50% shared ownership is rented from Nottingham Housing Association at a cost of £340 per month, which also includes upkeep of communal areas. For full details of mortgage payments ask to speak to our recommended Financial Adviser who will be happy to help.

Front entrance door opening to

HALLWAY

With stairs to first floor.

LOUNGE 18'5 max x 10' (5.61m x 3.04m)

With radiator, TV point and walk-in bay window to front elevation overlooking the green.

KITCHEN/BREAKFAST ROOM 18'5 x 11'9 max (5.61m x 3.58m)

With ample wall and base units, built-in oven with hob, work surface, wall tiling, sink unit, plumbing for dishwasher, fridge space, utility area with further wall and base units and plumbing for washing machine, dining area with windows to rear and side elevations and glazed door opening to garden.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LANDING

With airing cupboard.

BEDROOM ONE 11'9 x 10'2 (3.58m x 3.10m)

With radiator and window to front elevation.

BEDROOM TWO 12' max x 10'7 max (3.65m x 3.23m)

With radiator and window to front elevation.

BEDROOM THREE 8'2 x 8' (2.49m x 2.44m)

With radiator and window to side elevation.

BATHROOM

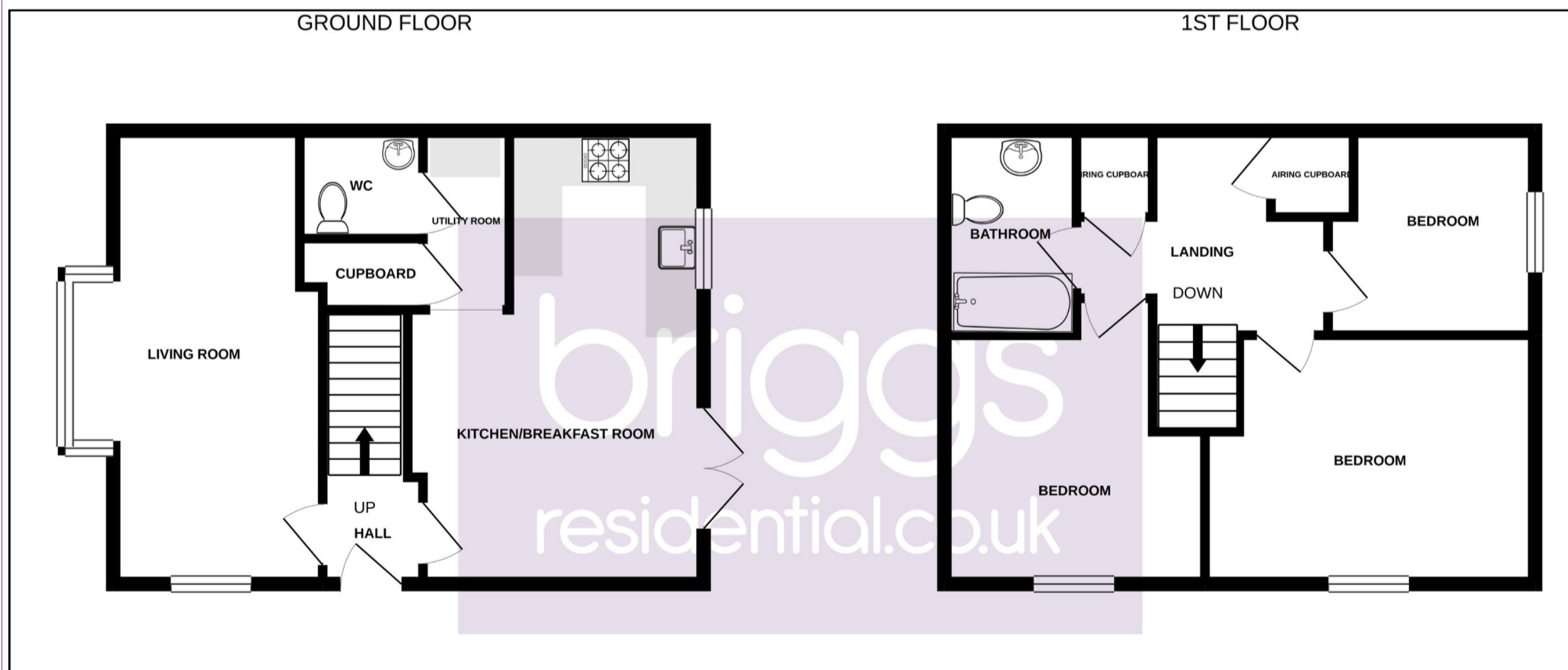
Comprising panelled bath, wash-hand basin, low flush WC, radiator and wall tiling.

OUTSIDE

There is tandem parking for two vehicles. The good size rear garden is enclosed by fencing and is mainly laid to lawn with patio area and paving.

EPC RATING: TBC

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.