

# 3 MARIGOLDS DEEPING ST JAMES, PE6 8SN GUIDE PRICE £305,000

FREEHOLD



Situated within a superb location and with a southerly-facing rear garden, this four bedroom detached family home has two reception rooms and a 16' kitchen. Set within easy walking distance of local schools, this well-kept home has four good size bedrooms, ample parking and viewing is highly advised. 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

A large L-shaped hallway with stairs leading to first floor, radiator and window to side elevation.

#### CLOAKROOM

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

LOUNGE 16' x 10'11 (4.88m x 3.33m) With radiator, window to side elevation and access through to

**DINING ROOM** 12'11 x 9'4 (3.94m x 2.84m) With radiator and patio doors leading through to

**CONSERVATORY** 9'8 x 8'3 (2.95m x 2.51m) A UPVC conservatory with doors opening to the rear garden.

### KITCHEN 16' x 8'2 (4.88m x 2.49m)

A modern kitchen with a range of ample wall and base units with built-in oven, gas hob with extractor hood above, plumbing for washing machine and dishwasher, work surface, fridge space, sink unit, window to front elevation, radiator and door opening to rear garden.

## LANDING

Built-in airing cupboard and access to loft.

**BEDROOM ONE** 13'8 x 8'4 (4.17m x 2.54m) With built-in wardrobes, radiator and window to side elevation.

**BEDROOM TWO** 13'1 x 8'8 (3.99m x 2.64m) Radiator and window overlooking rear garden.

**BEDROOM THREE** 10'4 max x 10'11 (3.15m max x 3.33m) With radiator and window to front elevation.

**BEDROOM FOUR** 10' x 9'2 (3.05m x 2.79m) With radiator and window to front elevation.

#### BATHROOM

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

## OUTSIDE

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

The rear south-facing garden is mainly laid to lawn with two patio areas and paving.

EPC RATING: D

COUNCIL TAX RATING: D (SKDC)



Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2024

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