



briggs residential

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

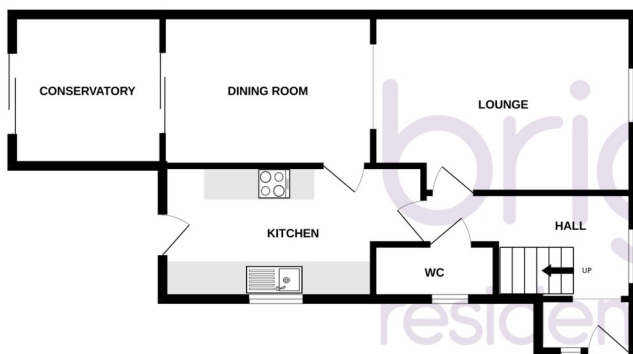
The property has a long driveway which leads to a single garage.

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

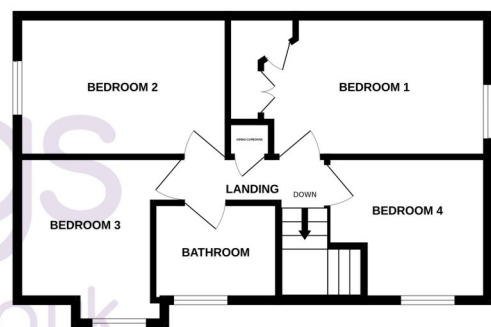
EPC RATING: D

COUNCIL TAX RATING: D (SKDC)

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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