



# briggs residential

**20 ROSEMARY AVENUE  
MARKET DEEPING PE6 8JY  
£230,000**

**FREEHOLD**



With a 15' x 11' second floor master bedroom with en suite and walk in wardrobe, this three bedroom modern town house is situated within a small cul-de-sac close to the town centre. The good size lounge has French doors opening onto the enclosed rear garden and there are two further bedrooms to the first floor. This well kept home has off road parking and viewing is highly advised.

**Visit our website: [www.briggsresidential.co.uk](http://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

### ENTRANCE HALL

With radiator and stairs to first floor.

### CLOAKROOM

With low flush WC, wash-hand basin, radiator and window to front aspect.

### LOUNGE 15'7 x 15' (4.75m x 4.57m)

This light and airy room has French doors opening onto the rear garden and further window to rear aspect; radiator, TV point and understairs storage cupboard.

### KITCHEN/DINING ROOM 14'4 x 7'7 (4.37m x 2.31m)

Comprising wall and base units, fitted oven with gas hob and extractor above, work surface, wall tiling, sink unit, space for fridge freezer, plumbing for washing machine and dishwasher and window to front aspect.

### LANDING

Door to second floor.

### BEDROOM TWO 15' x 8'10 (4.57m x 2.69m)

With radiator and two windows to rear aspect.

### BEDROOM THREE 8'8 x 8'2 (2.64m x 2.49m)

With radiator and window to front aspect.

### BATHROOM

Comprising panelled bath with shower attachment over, wash hand basin, low flush WC, radiator, wall tiling and radiator.

### MASTER SUITE

Accessed via a private door from the first floor landing, with window to front aspect, which leads to a private staircase which in turn leads to

### BEDROOM ONE 15' x 11' (4.57m x 3.35m)

An impressive master bedroom with dormer window to front aspect, radiator, walk in wardrobe, TV point, access to loft, airing cupboard and door to

### EN SUITE

Comprising semi circular shower cubicle, wash hand basin, low flush WC, wall tiling, skylight window to rear aspect and radiator.

### OUTSIDE

There is an allocated parking space for one vehicle to the front of the property and there are further spaces nearby. The private enclosed rear garden is mainly laid to lawn with patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)

