



briggs residential

**8 HAWTHORN CLOSE
MARKET DEEPING PE6 8LH
£385,000 FREEHOLD**



Situated in a small cul-de-sac of quality detached homes, this extended four bedroom home has an exceptionally nice rear garden, garage, large block paved driveway and is offered for sale with no chain. With four reception rooms and ground floor shower room, this property, which has been well cared for, is close to Tesco supermarket and local primary school. Viewing is highly advised.

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

With radiator and stairs to first floor.

LOUNGE 20'9 x 13'5 (6.32m x 4.09m)

With feature fireplace, TV point, radiators, window to front aspect and French doors opening onto the rear garden.

DINING ROOM 15'9 x 8' (4.80m x 2.44m)

With radiator and window to front aspect.

STUDY 13'3 x 10'7 (4.04m x 3.23m)

With radiator, window to side aspect and French doors opening to

CONSERVATORY

Of upvc construction with sliding doors opening onto the rear garden.

KITCHEN 14' x 10'1 (4.27m x 3.07m)

This light and airy kitchen comprises ample wall and base units, built in eye level oven with gas hob and extractor above, plumbing for washing machine and dishwasher, work surface, wall tiling, sink unit, window to rear aspect and door to

INNER LOBBY

With internal door to garage, door to side aspect and door to

SHOWER ROOM

A modern suite comprising shower cubicle, low flush WC, vanity wash hand basin and tiled floor.

LANDING

BEDROOM ONE 13'5 x 10'7 (4.09m x 3.23m)

With radiator and window to front aspect.

BEDROOM TWO 13'3 x 10'2 (4.04m x 3.10m)

With radiator and window to front aspect.

BEDROOM THREE 10'5 x 8' (3.18m x 2.44m)

With radiator and window to rear aspect.

BEDROOM FOUR 7'8 x 7'5 (2.34m x 2.26m)

With radiator and window to rear aspect.

BATHROOM

Comprising panelled bath with shower screen and shower above, vanity unit housing wash hand basin and low flush WC; wall tiling, heated towel rail and window to rear aspect.

OUTSIDE

The large block paved driveway provides parking for several vehicles and leads to an integral garage.

The good size rear garden is mainly laid to lawn with well stocked borders, mature trees, patio, paving, large timber workshop, timber shed and further garden with mature fruit trees, lawns, shrubs and paving.

EPC RATING: TBA

Awaiting Floorplan