



briggs residential

**19A SUTTONS LANE
DEEPING GATE PE6 9AA
£249,950**

FREEHOLD



Situated down a small country lane in one of the area's most sought after locations, this modern, detached bungalow is within easy access of Deeping St James and Market Deeping and is offered for sale with no chain. The property has a conservatory off the lounge and an easy to maintain, fully enclosed south-facing garden, whilst also having a larger than average detached garage. Viewing of this home is highly advised to appreciate its superb location.

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**

Entrance door opening to

HALLWAY

With radiator and access to loft.

LOUNGE 12'10 x 12'10 (3.91m x 3.91m)

With radiator, TV point and door leading to

CONSERVATORY 9'0 x 7'6 (2.74m x 2.29m)

A UPVC conservatory leading to the garden.

KITCHEN 13'2 x 9' (4.01m x 2.74m)

A Shaker style kitchen with a range of wall and base units, integrated cooker, plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, radiator and window to rear elevation.

BEDROOM ONE 15'9 x 13' max (4.80m x 3.96m)

With radiator and window to front elevation.

BEDROOM TWO 12' x 9'3 (3.66m x 2.82m)

With radiator and window to front elevation.

BATHROOM

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

OUTSIDE

The property has a driveway which provides parking for at least two vehicles and leads to a stone-built detached garage.

The southerly facing garden has been designed for easy maintenance and is fully enclosed by fencing with an astro-turf garden, whilst the northerly facing fully enclosed courtyard garden is laid to granite and patio area.

EPC RATING: D

COUNCIL TAX BAND: C (PCC)

