



3 FARMHOUSE DRIVE, DEEPING ST NICHOLAS
PE11 3SZ

£285,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

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349300

T HIS FOUR BEDROOM DETACHED family home has two reception rooms plus a conservatory to the rear and is situated on a popular development. Offered for sale in excellent decorative order throughout, this home is entered via an impressive entrance hall which leads to a lovely lounge with recently fitted contemporary fireplace whilst the dining room leads to the brick and upvc conservatory which overlooks the landscaped rear gardens. Approached via a driveway which provides parking for two vehicles and leads to a single garage, viewing is advised.

Entrance door opening to

HALL

A spacious entrance hall with radiator and stairs to first floor.

CLOAKROOM

This recently upgraded suite comprises a low flush WC, vanity unit housing wash hand basin, tiled floor, radiator and window to side aspect.

LOUNGE 17'10 x 10'7 (5.44m x 3.23m)

Entered via double opening glazed doors, this room has a recently fitted contemporary quality fireplace, radiator, TV point, walk in bay window to front aspect and double opening doors to

DINING ROOM 11'7 x 9'4 (3.53m x 2.84m)

With radiator and double glazed sliding patio doors opening to

CONSERVATORY 10'9 x 10' (3.28m x 3.04m)

Of brick and upvc construction overlooking the rear garden with electric wall heater and French doors opening onto rear patio.

KITCHEN 13'6 max x 10'2 (4.11m x 3.10m)

Comprising ample wall and base units, built in oven with gas hob and extractor hood above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, tiled flooring, window to rear aspect and door to

UTILITY ROOM 6'7 x 5'6 (2.01m x 1.68m)

Comprising wall and base units, large walk in storage cupboard, plumbing for washing machine, sink unit, tiled floor and side external door.

LANDING

With built in cupboard, access to loft and window to side aspect.

MASTER BEDROOM 11'5 x 10'9 (3.48m x 3.28m)

With fitted wardrobes, radiator, window to front aspect and door to

EN SUITE

This recently upgraded suite comprises shower cubicle, low flush WC, wash hand basin, wall tiling, radiator and window to side aspect.

BEDROOM TWO 10'9 x 10'8 (3.28m x 3.25m)

With radiator and window to rear aspect.

BEDROOM THREE 9'1 x 6'11 (2.77m x 2.11m)

With radiator and window to rear aspect.

BEDROOM FOUR 9'1 x 6'8 (2.77m x 2.04m)

With radiator and window to front aspect.

BATHROOM

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

OUTSIDE

The driveway provides parking for two vehicles and leads to a single garage with up and over door, power, lighting and side personal door. The rear garden is mainly laid to a shaped lawn with patio area, paving, timber shed and summer house.

EPC RATING: F



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 NOT TO SCALE - REF = bg340/7657
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