

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**41 BRAMLEY ROAD, MARKET DEEEPING
 PE6 8JG £245,000**

FREEHOLD



**briggs
 residential**

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 Market Deeping
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Offering superb family accommodation including three bedrooms to the first floor with one bedroom having its own private study/playroom, this semi-detached home also features an open plan kitchen/dining room through to a Conservatory and a ground floor bedroom with its own en-suite. Within easy access of Market Deeping town centre, this excellent family home is tucked away at the end of a cul-de-sac and viewing is highly advised to appreciate the superb accommodation.

Front entrance door opening to

HALLWAY
With door to

LOUNGE 14' x 13'10 (4.27m x 4.22m)
With fireplace, radiator, stairs leading to first floor, window to front elevation and door to

KITCHEN/DINING ROOM 13'9 x 8'6 (4.19m x 2.59m)
With a range of modern wall and base units with cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, dining area, window to rear elevation, door to lobby and open access to

CONSERVATORY 9'3 x 7'6 (2.82m x 2.29m)
With radiator and French doors opening onto the rear garden.

LOBBY
With door to rear garden.

GROUND FLOOR BEDROOM 12' x 10'2 (3.66m x 3.10m)
With radiator, window to front elevation and door to

EN-SUITE
Comprising shower cubicle, wash-hand basin, low flush WC, window to rear elevation and door to Lobby.

LANDING

BEDROOM ONE 10'10 x 10'7 (3.30m x 3.23m)
With built-in wardrobe, radiator and window to front elevation.

STUDY/PLAYROOM 10'3 x 8'10 (3.12m x 2.69m)
With radiator, window to rear elevation and door to

BEDROOM TWO 10'3 x 8'5 (3.12m x 2.57m)
With radiator and window to front elevation.

BEDROOM THREE 11' x 7'7 (3.35m x 2.31m)
With radiator and window to rear elevation.

BATHROOM
Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

OUTSIDE
The property has a large drive to the front which provides parking for several vehicles, whilst to the rear is a fully enclosed garden which is mainly laid to lawn with mature trees and shrubs.

EPC RATING: C COUNCIL TAX BAND: B (SKDC)



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