



briggs
residential

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**96 MANOR WAY
DEEPING ST JAMES PE6 8PY
£275,000**

FREEHOLD



Recently refurbished throughout, this 2/3 bedroom detached bungalow is presented in excellent order and enjoys a delightful garden along with spacious driveway parking. This home has a large lounge/dining room with three windows to the front providing lots of natural light, a re-fitted kitchen with integrated appliances and two bedrooms with the master bedroom having a Jack-and-Jill en-suite shower room. Accessed from the rear garden is a separate studio/third bedroom with its own cloakroom and kitchenette/utility space. Offered for sale with no forward chain, viewing is highly recommended.

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OPENING HOURS

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Entrance door opening to

HALLWAY

With airing cupboard/hanging storage space, contemporary radiator and access to all principal rooms.

LOUNGE/DINING ROOM 23' x 10'11 (7.01m x 3.33m)

With three windows to front elevation providing ample natural light and two radiators.

KITCHEN 9'5 x 9' (2.86m x 2.75m)

Re-fitted with a modern range of base and eye-level units with worktop over, integrated electric oven and separate microwave oven, electric hob, integrated fridge and freezer, built-in slimline dishwasher and radiator.

BEDROOM ONE 9'9 x 9'6 (2.97m x 2.91m)

With built-in double wardrobe, radiator, window to rear elevation and door to

JACK-AND-JILL EN-SUITE/SHOWER ROOM

With locking doors from the master bedroom and entrance hall, comprising a re-fitted walk-in shower, concealed cistern WC, wash-hand basin in vanity unit, heated towel rail and window to side elevation.

BEDROOM TWO 9'5 x 8'11 (2.87m x 2.72m)

With built-in double wardrobe, radiator and sliding doors to garden.

STUDIO/BEDROOM THREE 20'6 x 7'1 (6.26m x 2.16m)

Accessed from the rear garden and ideal as a hobby room or third bedroom, with a utility/kitchenette with space for fridge, plumbing for washing machine, base and eye-level units, opening through to the main room with window to front elevation, radiator and door to

CLOAKROOM

Comprising concealed cistern WC and wash-hand basin.

OUTSIDE

The property is approached via a block-paved driveway with a further large gravelled area providing additional parking if required and a raised flowerbed.

The enclosed rear garden enjoys a high degree of privacy, with paved patio seating area leading onto lawns and mature planted borders.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan

ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any Apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title of the property and suggest buyers obtain such verification from their solicitors.