



# briggs residential

**3 DEER PARK ROAD  
LANGTOFT PE6 9RD  
£235,000**

**FREEHOLD**



Featuring a large conservatory to the rear, this well-kept, detached bungalow is offered for sale with no chain and is approached via a driveway to the side providing parking for several vehicles leading to a carport. With an easy to maintain garden to the rear, this two bedroom property has a good size lounge and kitchen/breakfast room. Ask the Briggs Team to book your viewing today.

**Visit our website: [www.briggsresidential.co.uk](http://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

**LOUNGE/DINING ROOM** 16'6 x 11' (5.03m x 3.35m)

With radiator, patio doors opening onto the Conservatory and access to

**KITCHEN/BREAKFAST ROOM** 17'3 x 8'1 (5.26m x 2.46m)

With a range of wall and base units, cooker point, fridge space, plumbing for washing machine, work surface, breakfast bar, dining area, radiator, central heating boiler and French doors opening to

**CONSERVATORY** 19'8 x 9'6 (5.99m x 2.90m)

A large conservatory overlooking the gardens with French doors opening onto the patio area.

**BEDROOM ONE** 11'4 x 8'8 (3.45m x 2.64m)

With built-in wardrobes, radiator and window to front elevation.

**BEDROOM TWO** 8'7 x 8'4 (2.62m x 2.54m)

With radiator and window to front elevation.

## BATHROOM

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to side elevation.

## OUTSIDE

The property is approached via a driveway which provides parking for several vehicles and leads to a carport.

The rear garden has been designed for easy maintenance and provides a high degree of privacy (summer house is not included within the sale).

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)

