

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**145A EASTGATE, DEEPING ST JAMES
PE6 8RB OFFERS OVER £700,000**

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Situated down a small private cul-de-sac just off Eastgate, this individual detached quality home is entered via an impressive hallway and has three good size reception rooms and a large kitchen/dining room. With four bedrooms to the first floor, two having en-suites, this generously sized property has a detached double garage with further room above. Book your viewing today.

Front entrance door opening to

HALLWAY

An impressive entrance to this home with built-in cloaks cupboard, window to front elevation and stairs leading to first floor.

CLOAKROOM

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

LOUNGE 19'3 x 15'1 (5.87m x 4.60m)

A good size sociable and relaxing room with feature fireplace, window to front elevation and French doors opening onto the rear garden.

STUDY 10'6 x 9'8 (3.20m x 2.95m)

With window to side elevation.

FAMILY ROOM 18'6 x 11'10 (5.64m x 3.61m)

With built-in quality shelving and cupboards housing recess for TV, this room, which is presently used as a playroom, has windows to side and front elevations.

KITCHEN/DINING ROOM 18'5 x 16'1 (5.61m x 4.90m)

A large family kitchen with a range of ample wall and base units with LED lighting, built-in appliances, dining area, windows to side and rear elevations and French doors with glazing either side opening onto the rear garden.

LANDING

With built-in airing cupboard, access to loft, radiators and window to front elevation.

BEDROOM ONE 15'3 x 11'10 (4.65m x 3.61m)

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

EN-SUITE

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

BEDROOM TWO 13'1 x 12' (3.99m x 3.66m)

With built-in storage cupboard, radiator, window to front elevation and door to

EN-SUITE

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

BEDROOM THREE 16'1 x 15'1 (4.90m x 4.60m)

With radiator and window to front elevation.

BEDROOM FOUR 15'3 x 10'7 (4.65m x 3.23m)

With radiator and window to side elevation.

BATHROOM

Comprising panelled bath, shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

UTILITY ROOM 10'6 x 6' (3.20m x 1.83m)

With a range of wall and base units, granite work surfaces, plumbing for washing machine, space for tumble dryer, built-in boiler cupboard and glazed door to side.

OUTSIDE

The property, which is set behind a stone wall, has a driveway which leads to a double garage with room above.

The rear garden, which is fully enclosed, has a large patio area and is mainly laid to lawn with mature borders and shrubs.

EPC RATING: C

COUNCIL TAX BAND: F (SKDC)



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 and details 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 or structure of the property and suggest buyers obtain such