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17 Market Place . Market Deeping . PE6 8EA

## 49 HEREWARD WAY DEEPING ST JAMES PE6 8QB £255,000

**FREEHOLD** 













With three double bedrooms, this detached family home has a good size lounge backing onto the private southerly facing garden, kitchen/breakfast room and ground floor cloakroom. With Deeping St James primary school opposite and the Deepings School just round the corner, viewing of this family home is highly advised.

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Front entrance door opening to

### **HALLWAY**

With stairs leading to first floor.

### **LOUNGE** 18'2 x 10'7 (5.54m x 3.23m)

With fireplace, radiator, TV point, window to rear elevation and patio doors opening onto rear garden.

### **CLOAKROOM**

Comprising low flush WC and wash-hand basin.

# **KITCHEN/BREAKFAST ROOM** 14'11 x 10' (4.55m x 3.05m)

With a range of wall and base units, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, dining area, radiator and window to front elevation.

### **LANDING**

**BEDROOM ONE** 18'2 x 10'6 (5.54m x 3.20m) With radiator and two windows to rear elevation.

BEDROOM TWO 12'4 x 9'6 (3.76m x 2.90m) With radiator and window to front elevation.

BEDROOM THREE 10' x 8' (3.05m x 2.44m) With radiator and window to front elevation.

### **BATHROOM**

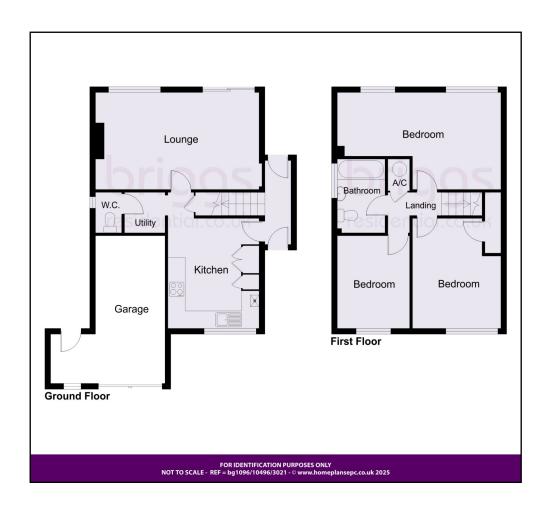
Comprising panelled bath, wash-hand basin, low flush WC and window to side elevation.

#### **OUTSIDE**

The property has a driveway which provides parking for two vehicles and leads to a single garage.

The front garden, which is enclosed by railings is of exceptionally good size and mainly laid to lawn. The rear garden is fully enclosed and southerly facing and is laid to lawn with patio area, mature shrubs and trees.

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



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.