



65 FRASER CLOSE, DEEPING ST JAMES  
PE6 8QL £259,950

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**F**eaturing a large lounge dining room with French doors opening to a conservatory, this three bedroom detached modern home is situated at the end of a small cul-de-sac close to a large green and schools. With ample parking plus a single garage, viewing of this family home is highly advised.

Front entrance door opening to

**HALLWAY**

With radiator and stairs to first floor.

**LOUNGE DINER** 20' x 11'8 (6.10m x 3.56m)

A large room comprising lounge area with window to front aspect, TV point, radiator and dining area with French doors opening to

**CONSERVATORY** 12'8 x 11' (3.86m x 3.35m)

Of brick and upvc construction with radiator and French doors opening onto the rear garden.

**KITCHEN** 11'6 x 9'1 (3.50m x 2.77m)

A modern kitchen comprising wall and base units, integrated dishwasher, oven and induction hob; work surface, wall tiling, sink unit, plumbing for washing machine, radiator and window to rear aspect.

**LANDING**

Airing cupboard.

**BEDROOM ONE** 11'2 x 8'6 (3.40m x 2.59m)

With fitted wardrobe, radiator and window to rear aspect.

**BEDROOM TWO** 11'3 x 8'3 (3.42m x 2.51m)

With radiator and window to front aspect.

**BEDROOM THREE** 8'1 x 6' (2.46m x 1.83m)

With radiator and window to front aspect.

**BATHROOM**

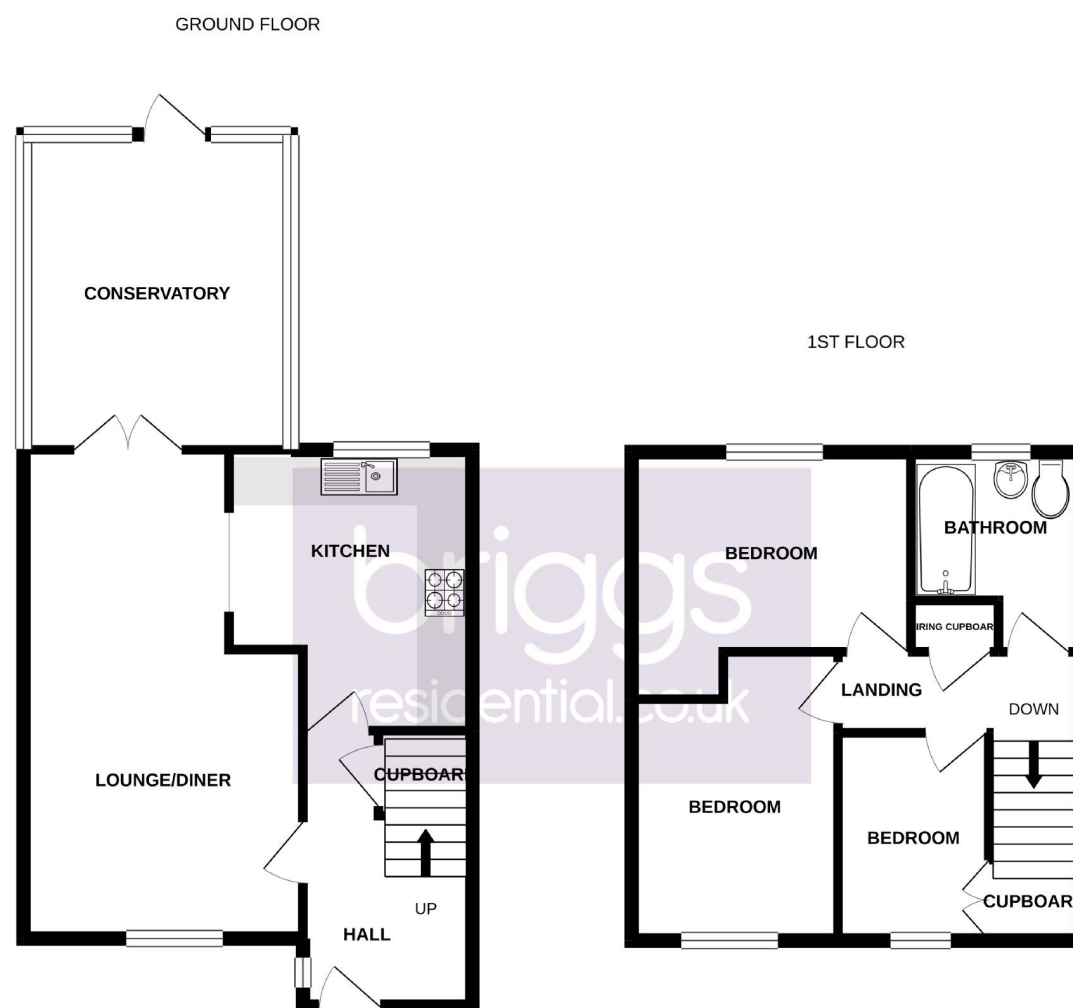
Comprising panelled bath with shower above, low flush WC, vanity wash hand basin, heated towel rail, wall tiling and window to rear aspect.

**OUTSIDE**

The long driveway provides ample parking and leads to a detached single garage. The good size rear garden is mainly laid to lawn with patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: C (SKDC)



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