

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

OPENING HOURS



**2 BEAUFORT AVENUE, MARKET DEEPING
PE6 8JD**

£325,000

FREEHOLD



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residential**

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Occupying a prominent corner plot close to local schools, this four bedroom detached family home has an 18' conservatory to the rear, a 23' kitchen/dining room and a 22' master bedroom with en-suite and dressing area. With parking to the front and rear, this home is economical to run with solar panels and viewing is highly advised.

Entrance door to porch with door to

ENTRANCE HALL

With stairs leading to first floor.

CLOAKROOM

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

LOUNGE 25' 11 x 10' 1 (7.90m x 3.07m)

With a feature fireplace, TV point, radiators, window to front elevation and double opening French doors leading through to

CONSERVATORY 18'4 x 11'7 (5.59m x 3.53m)

Of brick and UPVC construction with tiled flooring, French doors opening to rear garden, door to side and door to

KITCHEN/DINING ROOM 23' x 9' 10 (7.01m x 3.00m)

Comprising ample wall and base units, cooking range (available by separate negotiation), extractor hood above, plumbing for dishwasher, fridge space, glazed display cabinets, work surface, wall tiling, radiator, sink unit, dining area, window to front elevation and French doors opening to southerly facing side garden.

UTILITY ROOM

With plumbing for washing machine, space for tumble dryer and door to rear garden.

LANDING

With window to side elevation.

BEDROOM ONE 22' x 10' 4 (6.71m x 3.15m)

With windows to front and rear elevations, this room has space for a double bed to the front while there is a dressing area to the rear, radiators and door to

EN SUITE

Comprising shower cubicle, wash-hand basin and low flush WC.

BEDROOM TWO 11' 4 x 9' 4 (3.45m x 2.84m)

With radiator and window to front elevation.

BEDROOM THREE 9' 8 x 9' 4 (2.95m x 2.84m)

With radiator and window to rear elevation.

BEDROOM FOUR 8'8 x 7' (2.64m x 2.13m)

Presently used as a dressing room with built-in airing cupboard and window to side elevation.

BATHROOM

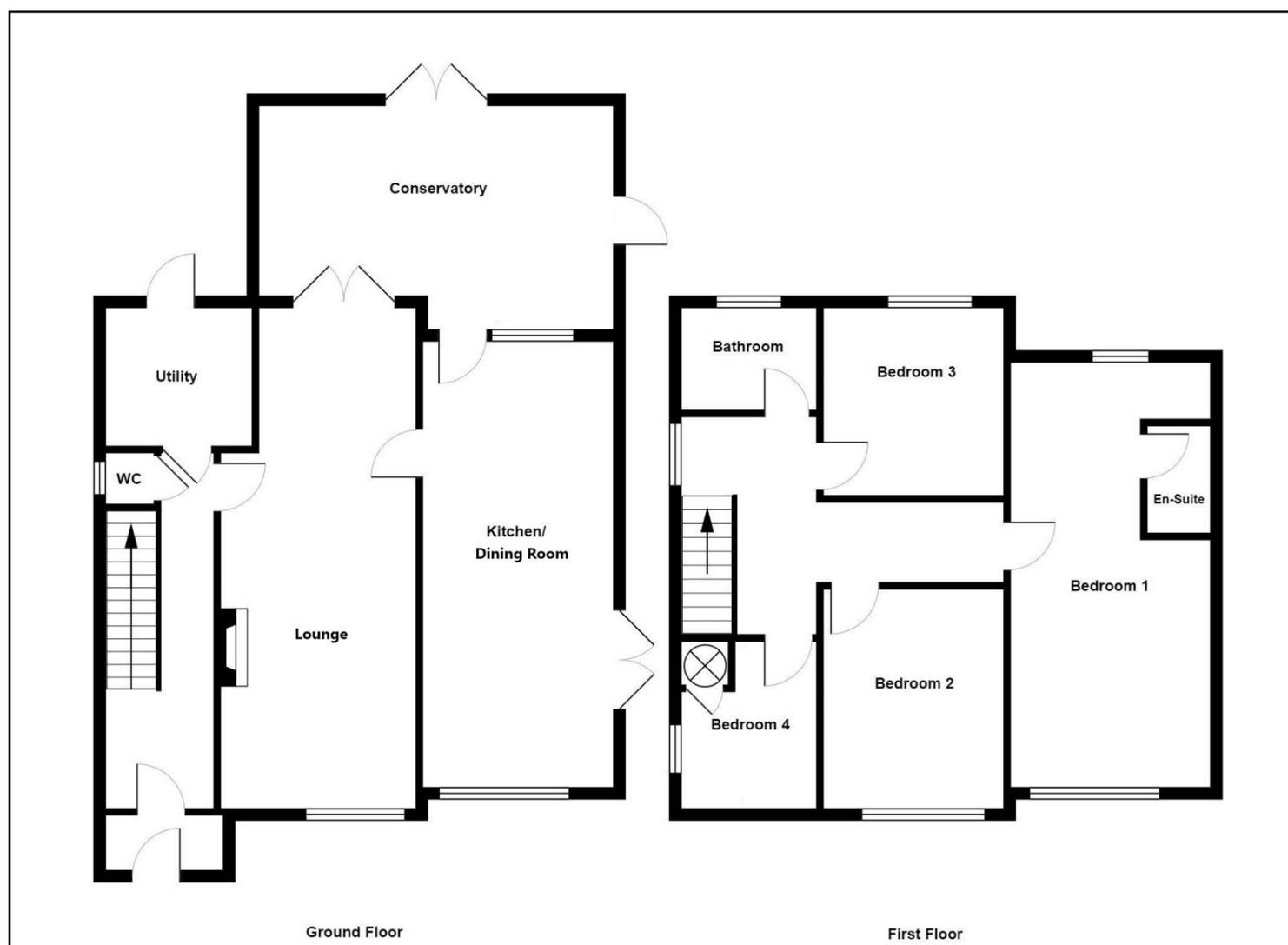
Comprising P-shaped bath with shower above, wash hand basin, low flush WC, wall tiling and window to rear elevation.

OUTSIDE

The driveway provides parking for at least two vehicles with gated access to the rear of the property providing a further opportunity for driveway parking and indeed for the erection of a garage (subject to permissions). The enclosed front garden has been designed for easy maintenance. To the rear and the side is a large private enclosed garden with patio area, mature shrubs and trees.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



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