



briggs residential

**17 RYEFIELD
LANGTOFT PE6 9RE
£215,000**

FREEHOLD



Offered for sale with no chain, this modern three bedroom semi-detached home, set in a superb location near a large playing field, has a fully enclosed easy to maintain garden to the rear. Perfect as a first home, this property has two reception rooms and viewing is highly advised to appreciate the superb location.

Visit our website: 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

With radiator and stairs leading to first floor.

LOUNGE 15'5 x 9'8 (4.70m x 2.95m)

With radiator, TV point and window to front elevation.

KITCHEN 10'3 x 7'9 (3.12m x 2.36m)

With a range of wall and base units, built-in oven with hob, plumbing for washing machine, fridge space, work surface, wall tiling, radiator, window to rear elevation and open archway through to

DINING ROOM 10'3 x 7'5 (3.12m x 2.26m)

With radiator and sliding patio doors to rear garden.

LANDING

With airing cupboard and access to loft.

BEDROOM ONE 14'1 x 9'6 (4.29m x 2.90m)

With radiator and window to front elevation.

BEDROOM TWO 11'9 x 9'5 (3.58m x 2.87m)

With radiator and window to rear elevation.

BEDROOM THREE 7'10 x 6'8 (2.39m x 2.03m)

With radiator and window to rear elevation.

BATHROOM

Comprising double shower cubicle, wash-hand basin, low flush WC, radiator and feature porthole window to front elevation.

OUTSIDE

The property has a driveway which provides parking for two vehicles.

The rear westerly facing garden has been designed for easy maintenance.

EPC RATING: C

COUNCIL TAX BAND: B (SKDC)

