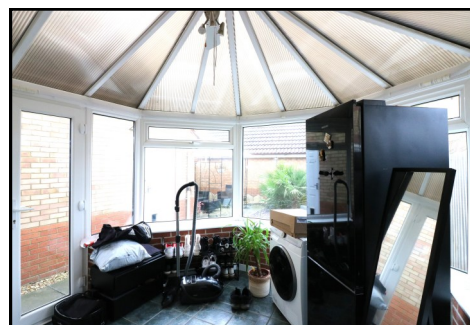




# briggs residential

**19 CALDERVALE  
ORTON LONGUEVILLE PE2 7HX  
£205,000**

**FREEHOLD**



Overlooking a green and with a large conservatory to the rear, this two bedroom semi-detached home is offered for sale with no chain, has a driveway to the side leading to a single garage and a fully enclosed easy to maintain rear garden. Ideal as a first home, this well kept home is set on a popular estate and must be seen. Call the Briggs team to book your viewing today.

**Visit our website: [www.briggsresidential.co.uk](http://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 stairs leading to first floor.

### LOUNGE 15'7 x 12'7 (4.75m x 3.84m)

With TV point, radiator and walk-in bay window to front elevation.

### KITCHEN/BREAKFAST ROOM 10'8 x 10' (3.25m x 3.05)

With a range of wall and base units, built-in cooker with gas hob and extractor hood above, plumbing for dishwasher, fridge space, work surface, wall tiling, breakfast bar, window to rear elevation, door to Conservatory and door to

### CLOAKROOM

Comprising low flush WC and wash-hand basin.

### CONSERVATORY 10'10 x 9'4 (3.30m x 2.84m)

A large brick and UPVC conservatory with tiled floor and French doors opening onto the rear garden.

### LANDING

### BEDROOM ONE 12'8 x 8'3 (3.86m x 2.51m)

With radiator and window to rear elevation.

### BEDROOM TWO 9'6 x 9' (2.90m x 2.74m)

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

### BATHROOM

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

### OUTSIDE

The property has a driveway which leads to a single garage with up-and-over door, whilst there is a fully enclosed garden to the rear which has been designed for easy maintenance.

EPC RATING: C

COUNCIL TAX BAND: B (PCC)

