



**9 LINCHFIELD ROAD, DEEPING ST JAMES  
PE6 8EP**

**OFFERS OVER £420,000**

**FREEHOLD**



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

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Situated in a superb non estate location close to local schools, this greatly improved individual home offers ideal family accommodation including four large bedrooms to the first floor, two of which have en suites and the master also with air conditioning. Offered for sale in good decorative order throughout, this home has a large air conditioned lounge and a separate dining room which leads through to the spacious kitchen breakfast room. With a private westerly facing established rear garden, viewing of this impressive home is highly advised. Call the Briggs Team today to book your viewing.

Oak front entrance door opening to

**HALLWAY**  
With radiator and stairs to first floor.

**LOUNGE** 23'9 x 13' (7.24m x 3.96m)  
A large light and airy air conditioned room with feature stone fireplace housing an electric cast iron wood burner; windows to front and side aspects and bi-folding doors opening onto the rear garden.

**DINING ROOM** 12'3 x 12'3 (3.73m x 3.73m)  
With wall mounted TV point, radiator, window to front aspect and open access to

**KITCHEN BREAKFAST ROOM** 19'8 x 11'7 (5.99m x 3.53m)  
Comprising ample wall and base units, work surface, breakfast bar, cooking range (available by negotiation), plumbing for dishwasher, recess for American style fridge freezer, family area, storage cupboard, walk-in pantry, window to rear aspect and French doors opening onto the rear garden.

**UTILITY ROOM** 7'8 x 5'7 (2.34m x 1.70m)  
With wall and base units, plumbing for washing machine, space for tumble dryer, sink unit, window to rear aspect, external door and door to

**CLOAKROOM**  
Comprising low flush WC and wash hand basin.

**LANDING**  
With access to loft and window to side aspect.

**MASTER BEDROOM** 13'4 x 12'10 (4.06m x 3.91m)  
This air conditioned bedroom has radiator, window to front aspect and door to

**DRESSING ROOM** 13' x 4'4 (3.96m x 1.32m)  
With window to side aspect and door to

**EN SUITE**  
Comprising shower cubicle, wash hand basin, low flush WC, heated towel rail and window to rear aspect.

**BEDROOM TWO** 11' x 11' (3.35m x 3.35m)  
With fitted wardrobe, radiator, window to rear aspect and door to

**EN SUITE**  
Comprising shower cubicle, low flush WC, wash hand basin and window to rear aspect.

**BEDROOM THREE** 11' x 9'7 (3.35m x 2.92m)  
With fitted wardrobe, radiator and window to front aspect.

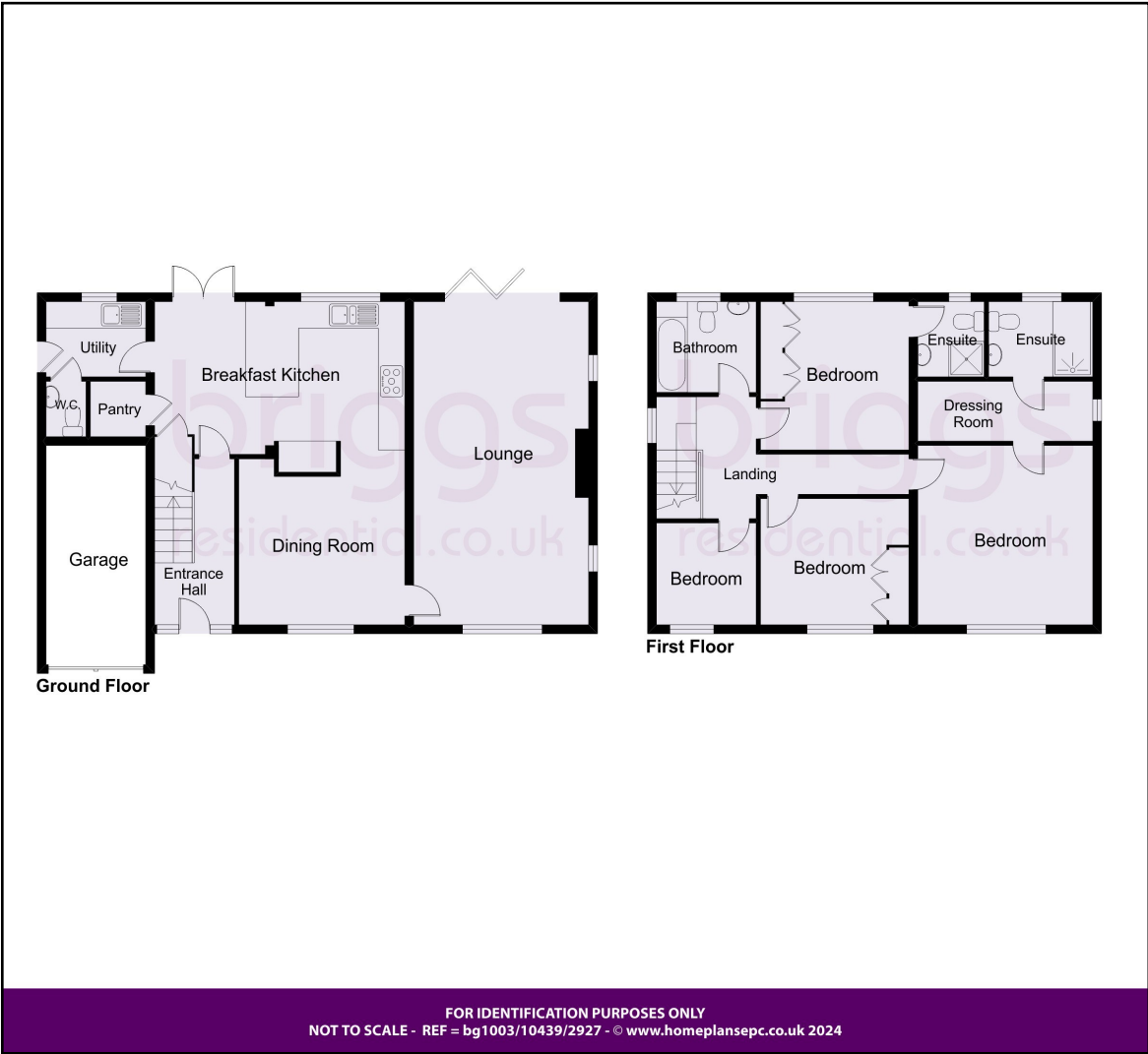
**BEDROOM FOUR** 7'9 x 7'5 (2.36m x 2.26m)  
With radiator and window to front aspect.

**BATHROOM**  
Comprising panelled bath, wash hand basin, low flush WC and window to rear aspect.

**OUTSIDE**  
The block paved driveway provides parking for several vehicles and leads to a single garage with electric roller door and there is a separate gravelled area which provides additional parking and EV charging point.

**OUTSIDE**  
The westerly facing rear garden provides a high degree of privacy and features a superb pergola over the patio which is excellent for entertaining. There is also a patio area, lawned gardens with mature shrubs and hedging, paving and large timber shed (available by negotiation).

EPC RATING: D COUNCIL TAX: E (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details 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 or structure of the property and suggest buyers obtain such verification from their solicitors.