

Opening Hours: Monday to Friday - 9.00am until 6.00pm Saturday - 9.00am until 4.00pm Sunday - CLOSED



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

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

**01778
349300**



briggsresidential.co.uk



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.