

**OPENING HOURS**  
 Monday to Friday. 9.00am until 6.00pm  
 Saturday. 9.00am until 4.00pm  
 Sunday. Closed



**15 HALFLEET, MARKET DEEPING**  
**PE6 8DB £380,000**

**FREEHOLD**



**briggs**  
 residential

17 Market Place  
 Market Deeping  
 PE6 8EA

**01778**  
**349300**

Follow us on



**briggsresidential.co.uk**



Never available before on the open market and situated in a superb location, this four bedroom detached family home sits upon a generous plot with a large driveway to the front and good size rear gardens. With a lounge/dining room and separate family room, as well as a kitchen/breakfast room and utility room, this home is offered with no forward chain and offers space to extend if required. Book your viewing today.

Entrance Porch with tiled flooring and door to

**HALLWAY**  
With radiator, stairs to first floor and understairs storage cupboard.

**CLOAKROOM**  
Comprising wash-hand basin in vanity unit, WC, tiled flooring and window to front elevation.

**LOUNGE/DINING ROOM 23’ 9 x 11’5 (7.25m x 3.48m)**  
With two radiators, gas fireplace, window to front elevation and sliding doors to the rear opening onto the garden.

**FAMILY ROOM 17’3 x 7’3 (5.27m x 2.22m)**  
Currently used as a dining room, with radiator and windows to front and side elevations.

**KITCHEN/BREAKFAST ROOM 12’4 x 7’8 (3.77m x 2.35m)**  
Re-fitted with a range of base and eye-level units, integrated dishwasher, integrated fridge, electric double oven, electric hob, tiled flooring, window to rear elevation and door to

**UTILITY ROOM 7’6 x 7’2 (2.29m x 2.18)**  
Fitted with base and eye-level units, tiled flooring, space for tumble dryer, plumbing for washing machine, space for fridge/freezer, window to rear elevation and door to side.

**LANDING**  
With airing cupboard and window to side elevation.

**BEDROOM ONE 12’ x 9’8 (3.66m x 2.94m)**  
With radiator, fitted bedroom suite and window to rear elevation.

**BEDROOM TWO 11’6 x 11’1 (3.52m x 3.37m)**  
With radiator, fitted wardrobes and window to front elevation.

**BEDROOM THREE 7’8 x 6’7 (2.35m x 2.00m)**  
With radiator and window to rear elevation.

**BEDROOM FOUR 8’6 x 6’6 (2.60m x 1.98m)**  
With radiator, built-in wardrobe and window to front elevation.

**BATHROOM**  
Re-fitted with a three piece suite comprising wash-hand basin in vanity unit, concealed cistern WC, walk-in shower enclosure with glass screen, heated towel rail and window to side elevation.

**OUTSIDE**  
The property is approached via a large driveway providing ample off-road parking with the possibility to build a garage subject to planning.

There is gated side access leading to the rear garden, which has a paved patio seating area opening onto lawns with a pathway leading to the rear of the garden where there is a timber shed and a further patio area.

EPC RATING: TBC

COUNCIL TAX BAND: E (SKDC)

Awaiting Floorplan

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.