



# briggs residential

**149 SWIFT CLOSE  
DEEPING ST JAMES PE6 8QS  
£272,500 FREEHOLD**



Offered for sale with no chain and featuring a lovely private, enclosed garden to the rear, this three bedroom detached family home has two reception rooms, a contemporary kitchen and a driveway to the side leading to a single garage. The property is within easy walking distance of local schools and viewing is highly advised to appreciate the superb location.

**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**

Front entrance door opening to

### HALLWAY

With radiator and stairs leading to first floor.

### CLOAKROOM

Comprising low flush WC and wash-hand basin.

### LOUNGE 18' x 11' (5.49m x 3.35m)

With radiator, window to front elevation, French doors opening onto rear garden and TV point.

### DINING ROOM 10'3 x 9'1 (3.12m x 2.77m)

With radiator, window to front elevation and door to

### KITCHEN 13'5 x 8'6 (4.09m x 2.59m)

With built-in oven with hob and extractor hood above, plumbing for washing machine and dishwasher, fridge space, work surface, wall tiling, sink unit, understairs storage cupboard, radiator, window to rear elevation and door to rear garden.

### LANDING

### BEDROOM ONE 11'10 x 11'9 (3.61m x 3.58m)

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

### BEDROOM TWO 12' x 10' (3.66m x 3.05m)

With radiator and bay window to front elevation.

### BEDROOM THREE 9'3 x 8'2 (2.82m x 2.49m)

With radiator and window to rear elevation.

### BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

### OUTSIDE

The property has a gravel driveway leading to a single garage with an up-and-over door.

The rear garden, which is a superb feature of this home and provides a high degree of privacy, is of exceptionally good size and has a large patio area, paving and is enclosed by mature shrubs.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)

