



# briggs residential

**19A SUTTONS LANE  
DEEPING GATE PE6 9AA  
OFFERS OVER £290,000**

**FREEHOLD**



Situated down a small country lane in one of the area's most sought after locations, this modern, detached bungalow is within easy access of Deeping St James and Market Deeping and is offered for sale with no chain. The property has a conservatory off the lounge and an easy to maintain, fully enclosed south-facing garden, whilst also having a larger than average detached garage. Viewing of this home is highly advised to appreciate its 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**

Entrance door opening to

### HALLWAY

With radiator and access to loft.

**LOUNGE** 12'10 x 12'10 (3.91m x 3.91m)

With radiator, TV point and door leading to

**CONSERVATORY** 9'0 x 7'6 (2.74m x 2.29m)

A UPVC conservatory leading to the garden.

**KITCHEN** 13'2 x 9' (4.01m x 2.74m)

A Shaker style kitchen with a range of wall and base units, integrated cooker, plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, radiator and window to rear elevation.

**BEDROOM ONE** 15'9 x 13' max (4.80m x 3.96m)

With radiator and window to front elevation.

**BEDROOM TWO** 12' x 9'3 (3.66m x 2.82m)

With radiator and window to front elevation.

### BATHROOM

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

### OUTSIDE

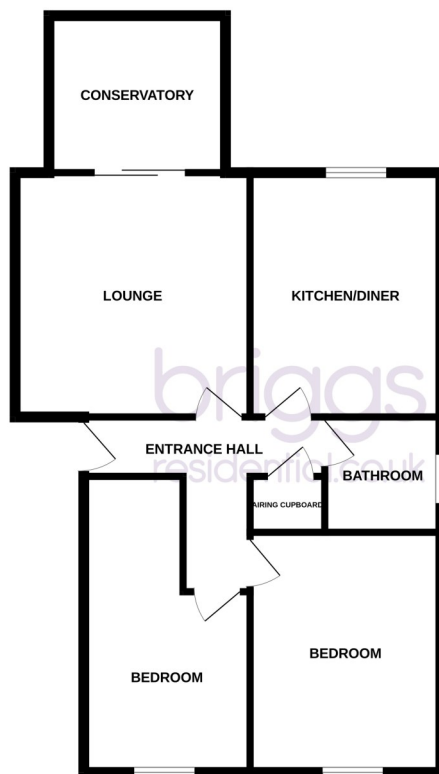
The property has a driveway which provides parking for at least two vehicles and leads to a stone-built detached garage.

The southerly facing garden has been designed for easy maintenance and is fully enclosed by fencing with an astro-turf garden, whilst the northerly facing fully enclosed courtyard garden is laid to granite and patio area.

EPC RATING: D

COUNCIL TAX BAND: C (PCC)

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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