



briggs
residential

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17 Market Place · Market Deeping · PE6 8EA

**97 BLACK PRINCE AVENUE
MARKET DEEPING PE6 8LR
£200,000**

FREEHOLD



Featuring superb ground floor accommodation including a study, this home offers spacious accommodation and has a good size lounge enjoying views over the westerly-facing garden. There is also a kitchen/dining room and three good size bedrooms to the first floor. With an easy to maintain rear garden, this home is within easy walking distance of local shops and schools and viewing is highly advised.

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OPENING HOURS

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

HALLWAY

With stairs leading to first floor, storage cupboard and door leading to rear garden.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 14'10 x 13'2 (4.52m x 4.01m)

With window overlooking the rear westerly-facing garden and TV point.

STUDY 10'1 x 6'7 (3.07m x 2.01m)

Presently used as a fourth bedroom with window to front elevation.

KITCHEN/DINING ROOM 13'2 x 11'8 (4.01m x 3.56m)

A large family kitchen with a range of ample wall and base units with built-in oven and hob above, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, work surface, dining area and window to front elevation.

LANDING

With built-in airing cupboard and built-in storage cupboard.

BEDROOM ONE 11'7 x 10'4 (3.53m x 3.15m)

With window to rear elevation.

BEDROOM TWO 11'8 x 10'4 (3.56m x 3.15m)

With window to front elevation.

BEDROOM THREE 8'11 x 8'2 (2.72m x 2.49m)

With built-in cupboard and window to rear elevation.

BATHROOM

Comprising panelled bath with shower above, low flush WC, wash-hand basin and window to front elevation.

OUTSIDE

The property has a westerly-facing enclosed rear garden which has been designed for easy maintenance, with a large timber workshop (available by separate negotiation) and double gates to the side.

EPC RATING: E

COUNCIL TAX RATING: A (SKDC)

