



briggs
residential

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**7 RYEFIELD
LANGTOFT PE6 9RE
£230,000**

FREEHOLD



Situated in a sought-after village and well presented throughout, this three bedroom, semi-detached home enjoys a spacious kitchen/dining room, sunny westerly facing gardens and driveway parking. Viewing is highly recommended.

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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 radiator and under-stairs storage cupboard with plumbing for washing machine.

LOUNGE 15'2 x 9'8 (4.63m x 2.94m)

With gas fire, radiator and box bay window to front elevation.

KITCHEN/DINING ROOM 15'10 x 10'5 (4.84m x 3.17m)

With a matching range of base and eye level units, electric oven with gas hob and extractor hood above, space for fridge/freezer, plumbing for dishwasher and window to rear elevation. The dining area has radiator and double doors opening onto the rear garden.

LANDING

With airing cupboard housing hot water tank.

BEDROOM ONE 11'9 x 9'7 (3.58m x 2.93m)

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

BEDROOM TWO 11'8 x 8'11 (3.57m x 2.71m)

With radiator and window to rear elevation.

BEDROOM THREE 8'1 x 6'9 (2.46m x 2.05m)

With radiator and window to rear elevation.

BATHROOM

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

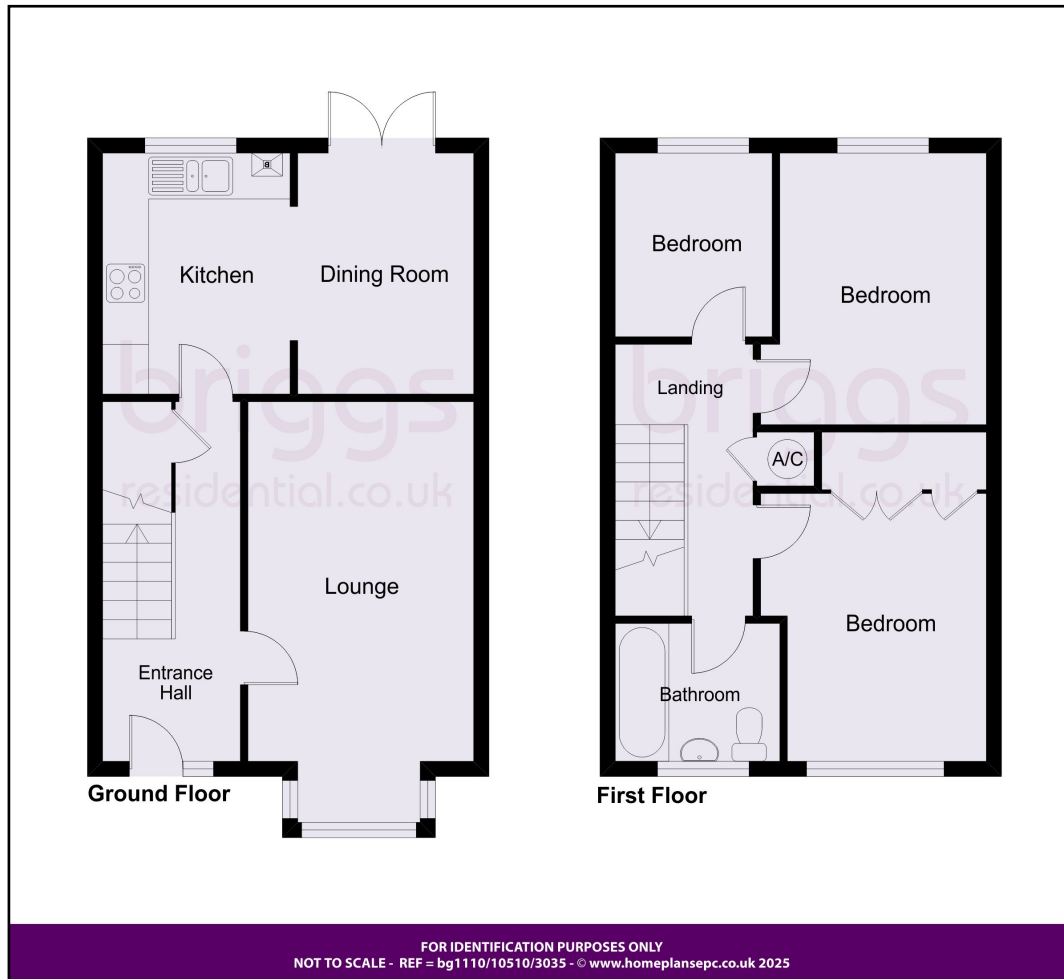
OUTSIDE

To the front of the property there is a gravelled driveway providing off-road parking for two vehicles.

The sunny westerly facing rear garden has a paved patio seating area, planted borders and gated side access.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements 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 of the property and suggest buyers obtain such verification from their solicitors.