

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



**75 BREWTON DRIVE, DEEPING ST JAMES  
PE6 8GR**

**£420,000**

**FREEHOLD**



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Featuring an exceptionally large southerly facing rear garden, this surprisingly spacious detached family home has two good sized reception rooms including a large dining room ideal for entertaining. There is also a 17' x 12' kitchen/breakfast room and to the first floor FOUR double bedrooms. Offered for sale in good decorative order throughout, this impressive home, which has a driveway to the side providing parking for two vehicles leading to a single garage, is set on this new development by Linden Homes and has been built to a high standard. Viewing is highly advised to appreciate its superb location.

Front entrance door opening to

**HALLWAY**

An impressive entrance to this home with radiator and stairs leading to first floor with built-in cupboard below.

**CLOAKROOM**

Comprising low flush WC and wash-hand basin.

**LOUNGE** 17'6 x 10'2 (5.33m x 3.10m)

This light and airy room has a wall-mounted TV point, windows to front elevation, radiator and French doors opening onto a large 29'6 (9.00m) patio.

**DINING ROOM** 12'7 x 9'10 (3.84m x 3.00m)

An exceptionally good size room ideal for entertaining with space for a bar, with radiator and window to front elevation.

**KITCHEN/BREAKFAST ROOM** 17'2 x 12' (5.23m x 3.66m)

A good size room with a range of ample wall and base units built-in double oven with gas hob and extractor above, integrated dishwasher, fridge and freezer, work surface, splashback, 1 1/2 bowl sink unit, dining area, radiator, window to side elevation and French doors opening onto the large patio.

**UTILITY ROOM** 8'1 x 5'1 (2.46m x 1.55m)

With sink unit, range of base units, plumbing for washing machine and window to side elevation.

**LANDING**

A large landing with built-in airing cupboard, radiator, access to loft and window to front elevation.

**BEDROOM ONE** 17'2 max x 10'2 (5.23m max x 3.10m)

A good size master bedroom with radiator, window to front elevation, dressing area with mirror-fronted double wardrobes and access through to

**EN-SUITE**

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

**BEDROOM TWO** 11'3 x 9' (3.43m x 2.74m)

With radiator and window to side elevation.

**BEDROOM THREE** 10'1 x 9'10 (3.07m x 3.00m)

With radiator and window to front elevation.

**BEDROOM FOUR** 11'7 x 7' (3.53m x 2.13m)

With radiator and window to side elevation.

**BATHROOM**

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

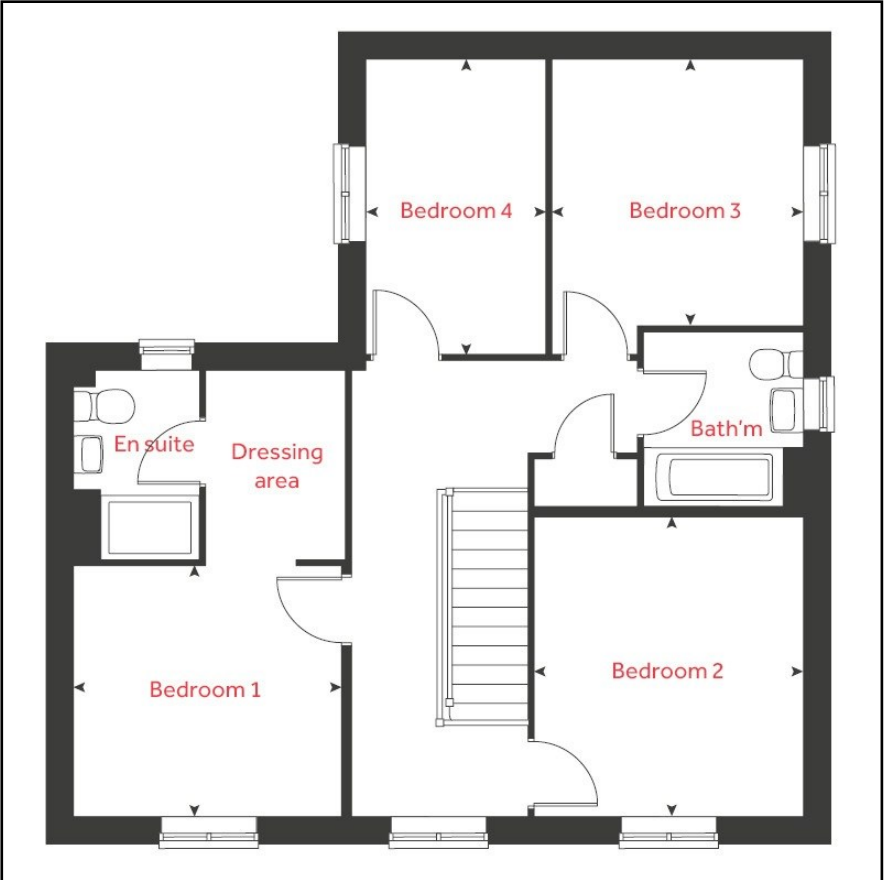
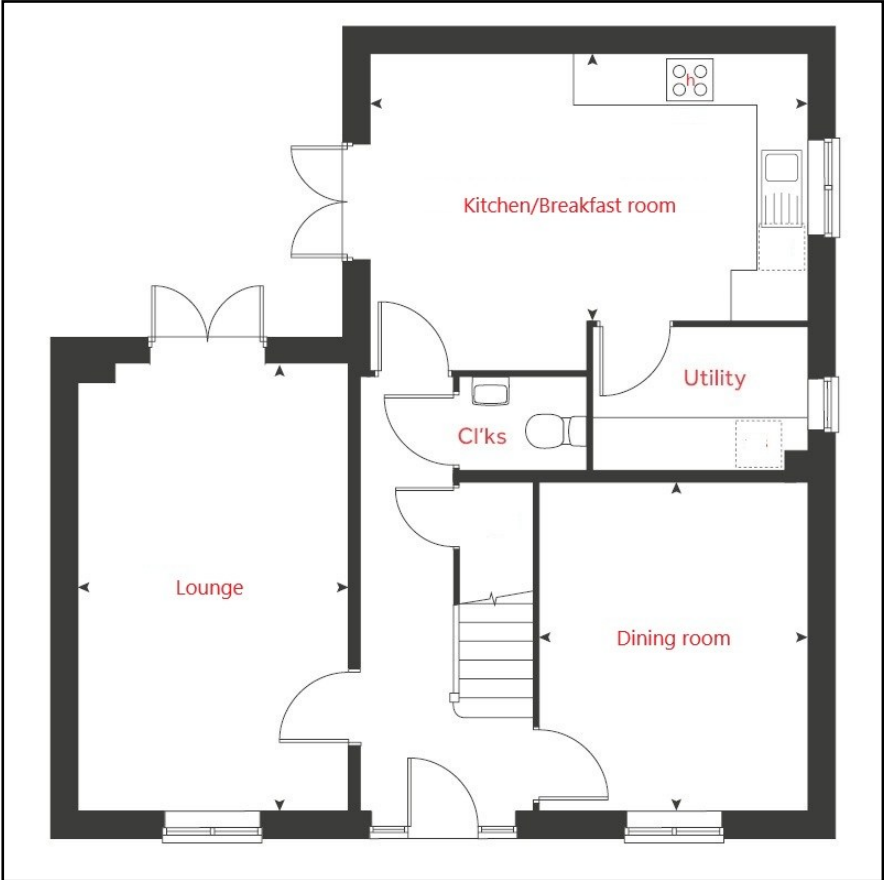
**OUTSIDE**

The property is approached via a long block-paved driveway which leads to an oversized single garage with up-and-over door, power and lighting.

The rear southerly facing garden is of an exceptionally good size, fully enclosed by fencing and mainly laid to lawn with a 29'6 (9.00m) patio and is perfect and safe for young children.

EPC RATING: B

COUNCIL TAX BAND: E (SKDC)



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