



**30 BURCHNALL CLOSE, DEEPING ST JAMES  
PE6 8QJ**

**£310,000**

**FREEHOLD**



**briggs  
residential**

17 Market Place  
Market Deeping  
PE6 8EA

**01778  
349300**

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**F**eaturing a contemporary, quality, 17' open-plan kitchen/breakfast room which leads through to a garden room, this impressive detached family home is situated at the end of a small cul-de-sac and has an enclosed southerly-facing rear garden. Offered for sale in excellent decorative order throughout, this property also benefits from having a utility room and cloakroom to the ground floor and is within easy walking distance of local schools and so is perfect for the growing family. Book your viewing today of this much-loved family home.

Front entrance door opening to

#### HALLWAY

With staircase leading to first floor.

#### LOUNGE 13' x 11' (3.96m x 3.35m)

With radiator and window to front elevation.

#### KITCHEN/BREAKFAST ROOM 17'3 x 9'5 (5.26m x 2.87m)

This impressive contemporary quality kitchen with a 25 year guarantee, has a range of built-in Neff and Bosch appliances including oven with induction hob and extractor above, combi microwave, warming drawer and dishwasher. There are also quartz work surfaces, breakfast bar, wine rack, radiator, window to rear elevation, breakfast/family area and open-plan access through to

#### GARDEN ROOM 13'4 x 9'4 (4.06m x 2.84m)

Enjoying views over the southerly-facing garden, this room has radiator and French doors opening onto the rear patio.

#### UTILITY ROOM

With a range of base units, plumbing for washing machine, door leading to the garden, internal door to garage and door to

#### CLOAKROOM

Comprising low flush WC and wash-hand basin.

#### LANDING

#### BEDROOM ONE 11'8 x 9'10 (3.56m x 3.00m)

With radiator and window to front elevation.

#### BEDROOM TWO 11' x 8'7 (3.35m x 2.62m)

With radiator and window to rear elevation.

#### BEDROOM THREE 8'3 x 7'2 (2.51m x 2.18m)

With radiator and window to front elevation.

#### BATHROOM

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

#### OUTSIDE

The property is approached via a block-paved driveway which leads to a single garage.

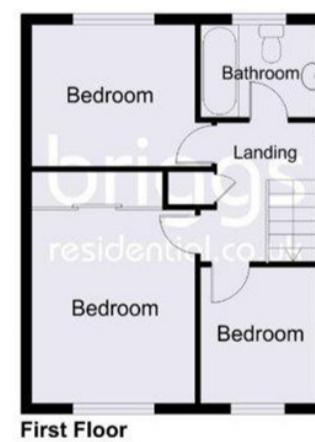
The rear garden, which is southerly-facing, provides a high degree of privacy with two decked areas, paving, lawned gardens and palm tree.

EPC RATING: TBC

COUNCIL TAX BAND: C (SKDC)



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