



# briggs residential

**38 CASTLE DRIVE  
NORTHBOROUGH PE6 9DG  
£240,000**

**FREEHOLD**



Situated in a sought after village location and offered for sale with no forward chain, this two bedroom detached bungalow enjoys a good size lounge to the front of the property, with a kitchen/diner to the rear and a pleasant good size rear garden. Located close to local shops and a bus stop, viewing of this home is highly advised.

**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**

Front entrance door opening to

### HALLWAY

With radiator and loft access.

### LOUNGE 14' x 11'6 (4.27m x 3.5m)

With radiator, fireplace and window to front elevation.

### KITCHEN/DINER 11'10 x 11'10 (3.61m x 3.61m)

Fitted with a range of base and eye-level units with worktops over, space for fridge and freezer, plumbing for washing machine, space for cooker, radiator, window to rear elevation, door to side, door to Pantry with shelving, cupboard housing oil fired boiler and window to side elevation.

### BEDROOM ONE 11'11 x 9'5 (3.64m x 2.88m)

With radiator and window to rear elevation.

### BEDROOM TWO 10' x 9'5 (3.04m x 2.88m)

With radiator and window to front elevation.

### BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, airing cupboard housing hot water tank, radiator and window to side elevation.

### OUTSIDE

To the front of the property there is a driveway providing off-road parking and a pleasant lawned garden. There is a carport shelter to the side with gated access leading to the rear gardens which comprise lawns with a number of ornamental gravelled seating areas and several planted borders.

EPC RATING: D

COUNCIL TAX RATING: B (PCC)

