



# briggs residential

**41 BREWTON DRIVE  
MARKET DEEPING PE6 8GR  
£255,000**

**FREEHOLD**



Situated on this new development by Linden Homes just off Linchfield Road, this three bedroom semi detached home offers excellent family accommodation including a good size lounge, kitchen dining room, master bedroom with en suite and private south facing rear garden. With off road parking for two vehicles, viewing 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

### ENTRANCE HALL

With radiator and stairs to first floor.

### CLOAKROOM

Comprising low flush WC, wash hand basin and radiator to front aspect.

### LOUNGE 16'3 x 13'2 (4.95m x 4.01m)

With radiator, TV point, storage cupboard, window to rear aspect and French doors opening onto the rear garden.

### KITCHEN DINING ROOM

15'7 x 9'2 (4.75m x 2.79m)

Comprising wall and base units, built in oven with gas hob and extractor above; plumbing for washing machine or dishwasher, space for tumble dryer, fridge freezer space, work surface, sink unit, dining area, radiator and window to front aspect.

### LANDING

With access to loft.

### BEDROOM ONE 14' max x 9'1 (4.27m x 2.77m)

With radiator, window to rear aspect and door to

### EN SUITE

Comprising double shower cubicle, low flush WC, wash hand basin, radiator and extractor fan.

### BEDROOM TWO 11'6 max x 9'1 (3.51m x 2.77m)

With radiator and window to front aspect.

### BEDROOM THREE 8'10 x 6'10 (2.69m x 2.08m)

With radiator and window to rear aspect.

### BATHROOM

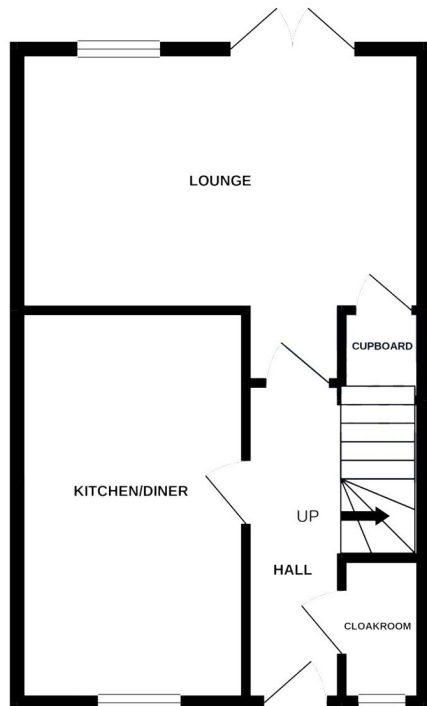
Comprising panelled bath with shower above and shower screen, wash hand basin, low flush WC, radiator and window to front aspect.

### OUTSIDE

The driveway provides parking for two vehicles. The enclosed southerly facing rear garden is mainly laid to lawn with patio area, gravelled area, paving and timber shed (available by separate negotiation).

EPC RATING: B COUNCIL TAX BAND: B (SKDC)

GROUND FLOOR



1ST FLOOR

