



**3 BELTON CLOSE, MARKET DEEPING
PE6 8BN**

£430,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

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briggsresidential.co.uk



Set at the end of a small, private cul-de-sac and featuring a large ground floor extension which provides superb family accommodation, this detached home has a southerly facing private rear garden and four double bedrooms to the first floor, with the master having a luxury en-suite. With four reception rooms and featuring an 18' x 13' kitchen/breakfast room, this excellent family home must be seen to appreciate the superb accommodation available. Ask the Briggs Team to book your viewing today.

Entrance door opening to

HALLWAY
With stairs leading to first floor and radiator.

CLOAKROOM
Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 16'5 x 11'2 (5.00m x 3.40m)
Featuring an attractive fireplace, this light and airy room has two windows to front elevation, TV point, radiator and double opening doors leading through to

DINING ROOM 11' x 9'7 (3.35m x 2.92m)
With window to side elevation and double opening doors leading through to

GARDEN ROOM 12'7 x 9' (3.84m x 2.74m)
A lovely relaxing room with two skylight windows, radiator, TV point and patio doors leading onto the rear south facing garden.

STUDY 7'4 x 6'5 (2.24m x 1.96m)
With radiator and window to side elevation.

KITCHEN/BREAKFAST ROOM 18'10 x 13'6 (5.74m x 4.11m)
A large family kitchen with a range of ample quality wall and base units with integrated dishwasher, double oven, fridge and freezer, work surface, wall tiling, sink unit, dining area, radiator, window to rear elevation, French doors opening onto the rear garden and door to

LANDING
With access to loft and window to side elevation.

BEDROOM ONE 12' x 11' (3.66m x 3.35m)
With built-in mirror-fronted wardrobe, radiator, window to front elevation and door to

LUXURY EN-SUITE 10'10 x 7'5 (3.30m x 2.26m)
Comprising large walk-in double shower cubicle, curved panelled bath, wash-hand basin with cupboard below, WC, wall tiling, tiled flooring, heated towel rail and window to front elevation.

BEDROOM TWO 14'5 x 8'10 (4.39m x 2.69m)
With radiator and window to front elevation.

BEDROOM THREE 12' x 7'10 (3.66m x 2.39m)
With radiator and window to rear elevation.

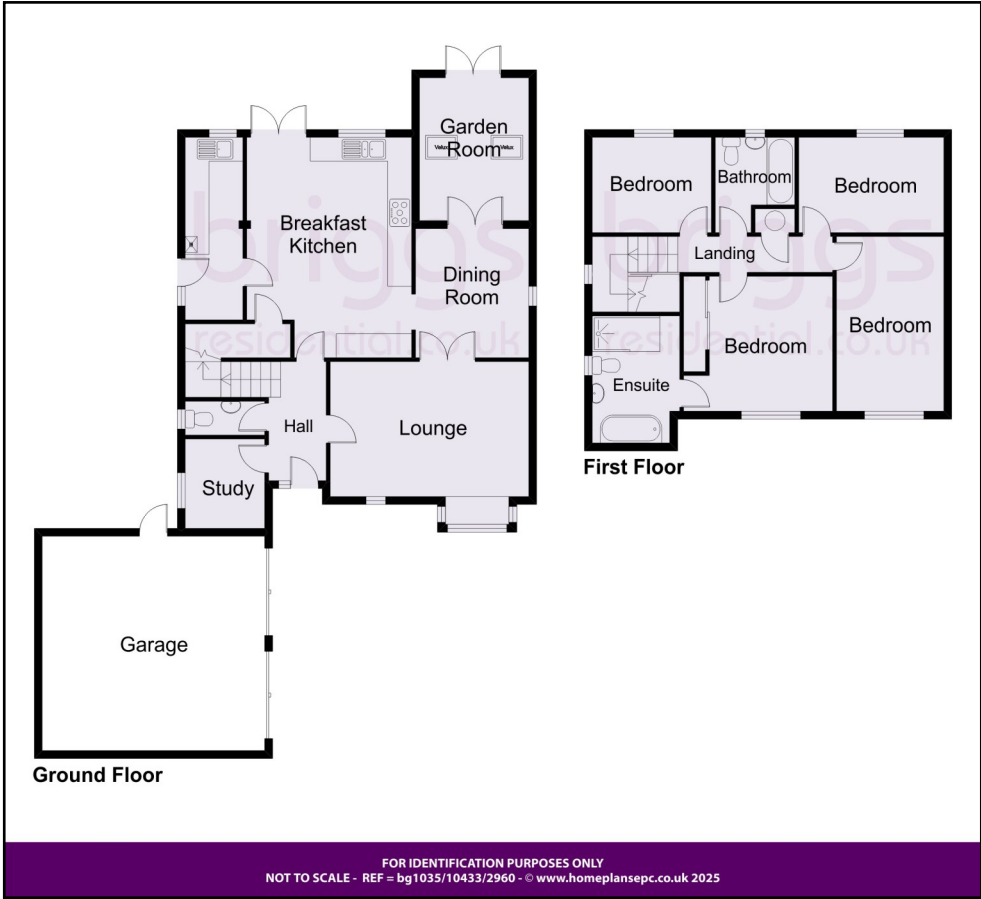
BEDROOM FOUR 9'9 x 7'10 (2.97m x 2.39m)
With radiator and window to rear elevation.

BATHROOM
Comprising panelled bath with shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail, tiled flooring and window to rear elevation.

OUTSIDE
The property is approached via a gravel driveway leading to a double garage with two up-and-over doors, power, lighting and side personal door.

The rear south-facing garden has a large patio area and is fully enclosed by fencing and mainly laid to lawn with mature shrubs and borders.

EPC RATING: TBC
COUNCIL TAX BAND: E (SKDC)



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