



# briggs residential

**69 BURCHNALL CLOSE  
DEEPING ST JAMES PE6 8TG  
£315,000 FREEHOLD**



Offering superb accommodation and offered for sale with no chain, this detached family home must be seen. With a recently re-fitted contemporary kitchen and a surprisingly large rear garden, this lovely home also has a light and airy lounge with patio doors opening onto the rear garden, a master bedroom with recently upgraded en suite plus two further double bedrooms and a recently upgraded family bathroom. With a recently installed gas fired central heating boiler, off road parking leading to the single garage, this home is offered for sale in good decorative order 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

### HALLWAY

With tiled floor, radiator, window to front aspect and stairs to first floor.

### CLOAKROOM

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

### LOUNGE

18'1 x 10'11 (5.51m x 3.33m)

A spacious lounge with radiator, TV point, window to front aspect and patio doors opening onto the rear garden.

### DINING ROOM

10' x 9' (3.04m x 2.74m)

With radiator and window to front aspect.

### KITCHEN

13'3 x 8'5 (4.04m x 2.57m)

This recently installed contemporary kitchen comprises wall and base units, built in oven with hob and extractor above, integrated dishwasher and fridge freezer; work surface, wall tiling, plumbing for washing machine, sink unit, under stairs storage cupboard, radiator, window to rear aspect and door to rear garden.

### LANDING

### BEDROOM ONE

13'5 x 12' (4.09m x 3.65m)

With radiator, window to front aspect and door to

### EN SUITE

Recently upgraded comprising large shower cubicle, wash hand basin, low flush WC, heated towel rail, wall tiling, tiled floor and window to front aspect.

### BEDROOM TWO

11'8 x 11'2 (3.56m x 3.40m)

With radiator and window to front aspect.

### BEDROOM THREE

9' x 8'3 (2.74m x 2.51m)

With radiator and window to rear aspect.

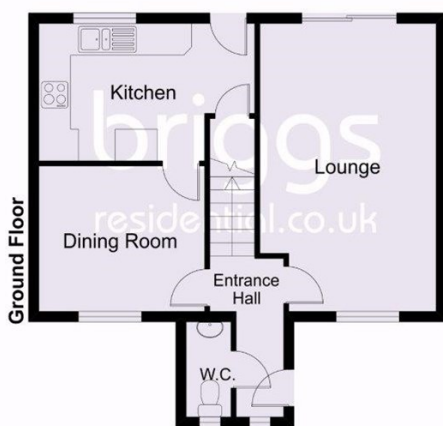
### BATHROOM

Recently upgraded comprising panelled bath with shower above, wash hand basin, low flush WC, wall tiling, radiator and window to rear aspect.

### OUTSIDE

The driveway leads to a single garage with up and over door. The surprisingly large rear garden is enclosed by fencing and mainly laid to lawn. There is a further side garden which is also laid to lawn.

EPC RATING: E



FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE. REF: hg270/7224613  
© www.homeplanspc.co.uk 2013



FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE. REF: hg270/7224613  
© www.homeplanspc.co.uk 2013