

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**3 FORGE COURT, MARKET DEEEPING
PE6 8UG**

£750,000

FREEHOLD



**briggs
residential**

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Situated in one of Market Deeping's most exclusive cul-de-sacs of just four executive homes, this extended residence is set on a large corner plot and has been designed to provide generous sized rooms throughout. Featuring a contemporary kitchen with large central island unit which leads through to a garden room with bi-folding doors, this impressive individual home is entered via a large hallway and has three reception rooms, whilst to the first floor are four double bedrooms, two of which have en-suites. With its lovely high ceilings giving a feeling of spaciousness, this quality property is set within easy walking distance of Market Deeping town centre and viewing of this home is highly advised to appreciate its superb location.

Front entrance door opening to

HALLWAY 21' x 19'10 (6.40m x 6.05m)
An impressive L-shaped entrance to this home with staircase leading to first floor with large storage cupboard below, built-in cloaks cupboard and radiator.

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

LOUNGE 21' x 14'3 (6.40m x 4.34m)
A most impressive room with a traditional style living flame coal-effect gas fire, window to side elevation, radiator, wall lighting and French doors with glazing either side opening onto the rear garden.

DINING ROOM/SNUG 17' x 14'3 (5.18m x 4.34m)
With a traditional style fireplace with display shelving either side, ceiling and wall lighting, radiator and bay window with window seat to front elevation.

STUDY 14'6 x 9'5 (4.42m x 2.87m)
With French doors opening onto the rear garden.

LANDING
A large L-shaped landing with two windows to front elevation, window to rear elevation, built-in airing cupboard and access to loft.

BEDROOM ONE 18' x 14'3 (5.49m x 4.34m)
An air-conditioned master bedroom with a range of built-in wardrobes, radiator, window to rear elevation and door to

EN-SUITE
Comprising two wash-hand basins with cupboards above and below, low flush WC, walk-in double shower, heated towel rail and window to side elevation.

BEDROOM TWO 14'4 x 12'7 (4.37m x 3.84m)
With radiator, window to front elevation and door to

EN-SUITE
Comprising jet shower, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM THREE 15'5 x 12'8 (4.70m x 3.86m)
With built-in wardrobes, radiator and window to rear elevation.

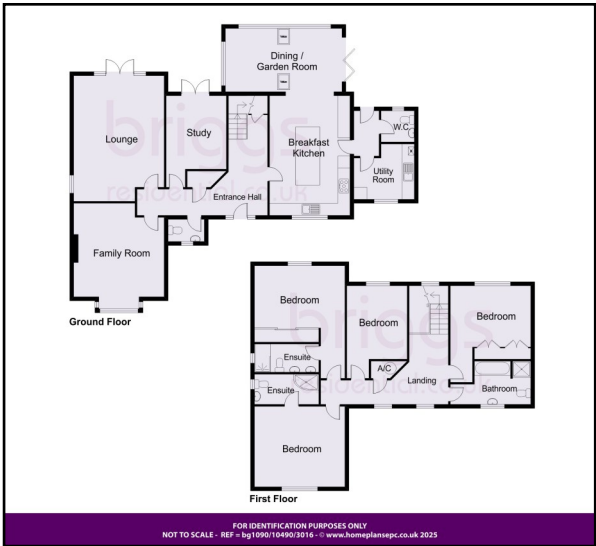
KITCHEN/BREAKFAST ROOM 20' x 12'8 (6.10m x 3.86m)
A contemporary quality kitchen with built-in appliances, central island unit with breakfast bar, Corian worktops, radiator, spotlighting, door to Inner Hallway and open access leading through to

GARDEN ROOM 20' x 10' (6.10m x 3.05m)
A large relaxing room overlooking the gardens with TV point, radiator and bi-folding doors opening onto the rear patio.

INNER HALLWAY
With door to rear garden and door to

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

UTILITY ROOM 9'5 x 8'9 (2.87m x 2.67m)
With a range of contemporary wall and base units, plumbing for washing machine, space for tumble dryer and window to front elevation.



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.

BEDROOM FOUR 14'9 x 9'5 (4.50m x 2.87m)
With radiator and window to rear elevation.

BATHROOM 12'7 x 6'9 (3.84m x 2.06m)
Comprising panelled bath, wash-hand basin, low flush WC, shower cubicle, heated towel rail and window to front elevation.

OUTSIDE
Approached via a large block-paved driveway which provides parking for several vehicles and leads to an oversized double garage with electric door, power, lighting and side personal door. There are further double opening gates to the side to provide parking for a caravan or further vehicle.

The rear gardens, which are in two sections, provide a high degree of privacy and are mainly laid to well-kept shaped lawn with well-stocked flower borders, mature shrubs and trees, a large patio area ideal for entertaining, further southerly-facing patio to the side and timber cottage with seating and central heater, which is available by separate negotiation.

The property has a further garden which is accessed from the patio which has a further patio area, two timber sheds, raised flower borders and large lawned area, ideal for children and pets.

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