



**7 MAIN ROAD, ETTON
PE6 7DA**

OFFERS OVER £295,000

FREEHOLD



Briggs Residential
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Market Deeping
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Situated in one of the area's most sought after villages and with stunning views over open countryside and paddocks, this well-kept, established, three bedroom semi-detached home is set on a good size plot and viewing is highly advised to appreciate its superb location. With an excellent school catchment area, this property has a 19' kitchen/dining room, oil fired central heating, off-road parking and excellent nearby walks. Don't miss out.

Entrance door opening to

HALLWAY
With radiator and oak staircase leading to first floor.

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

LOUNGE 13' x 11'6 (3.96m x 3.51m)
With two windows to front elevation, log burner, TV point and radiator.

KITCHEN/DINING ROOM 19'5 x 10'9 (5.92m x 3.28m)
With a range of wall and base units, cooker point, space for fridge/freezer, plumbing for washing machine, Belfast sink unit, traditional ornamental oven, dining area, radiator, window to side elevation and door to rear garden.

LANDING

BEDROOM ONE 12'8 x 10'7 (3.86m x 3.23m)
With radiator and two windows to rear elevation.

BEDROOM TWO 11'7 x 11'3 (3.53m x 3.43m)
With radiator and window to front elevation with stunning views over open countryside and paddocks.

BEDROOM THREE 8'3 x 7'5 (2.51m x 2.26m)
With radiator and window to side elevation.

BATHROOM
Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, radiator, wall tiling and window to side elevation.

OUTSIDE
The property has a brick-built storage room with oil-fired central heating boiler and vent for tumble dryer. There is off-road parking to the front of the property.

The neatly kept front garden, which is enclosed by picket fencing, is mainly laid to lawn with mature flower borders and shrubs. There is side access which leads to the rear garden which is fully enclosed and provides a high degree of privacy, and is mainly laid to lawn with patio area, paving and timber shed.

EPC RATING: D

COUNCIL TAX BAND: B (PCC)



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