



15 SUTTONS LANE, DEEPING GATE  
PE6 9AA £360,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

[briggsresidential.co.uk](http://briggsresidential.co.uk)



Situated in one of the area's most sought after locations and enjoying views over open countryside, this established, detached bungalow is offered for sale with no chain and offers superb potential to extend, subject to planning. With two double bedrooms, this home also has a good size lounge/dining room and is approached via a long driveway which provides parking for several vehicles and leads to a single garage. The property, because of its superb location and potential, is being sold by Tender.

Entrance door opening to

**PORCHWAY**

With door leading to

**ENTRANCE HALL**

An L-shaped hallway with window to front elevation.

**LOUNGE/DINING ROOM 20' x 17'3 (6.10m x 5.26m)**

An L-shaped room with large picture window to front elevation enjoying views over open countryside, two windows to rear elevation, fireplace, TV point and radiators.

**CONSERVATORY 33' x 5' (10.06m x 1.52m)**

With door to rear garden.

**KITCHEN 15'9 x 14'9 (4.80m x 4.50m)**

With a range of base units, cooker point, work surface, plumbing for washing machine, fridge space, dining area, walk-in pantry, windows to side and rear elevations, door to Conservatory and door to

**LOBBY**

With step ladder leading to loft room.

**BEDROOM ONE 15' x 9'10 (4.57m x 3.00m)**

With window to front elevation enjoying views over open countryside.

**BEDROOM TWO 11'3 x 8'8 (3.43m x 2.64m)**

With radiator and window to side elevation.

**BATHROOM**

Comprising double shower cubicle, wash-hand basin, radiator and window to side elevation.

**CLOAKROOM**

Comprising WC and window to side elevation.

**LOFT ROOM 12' x 9'6 (3.66m x 2.90m)**

Approached by a ladder from the Lobby, this room has a dormer window to rear elevation and access to eaves.

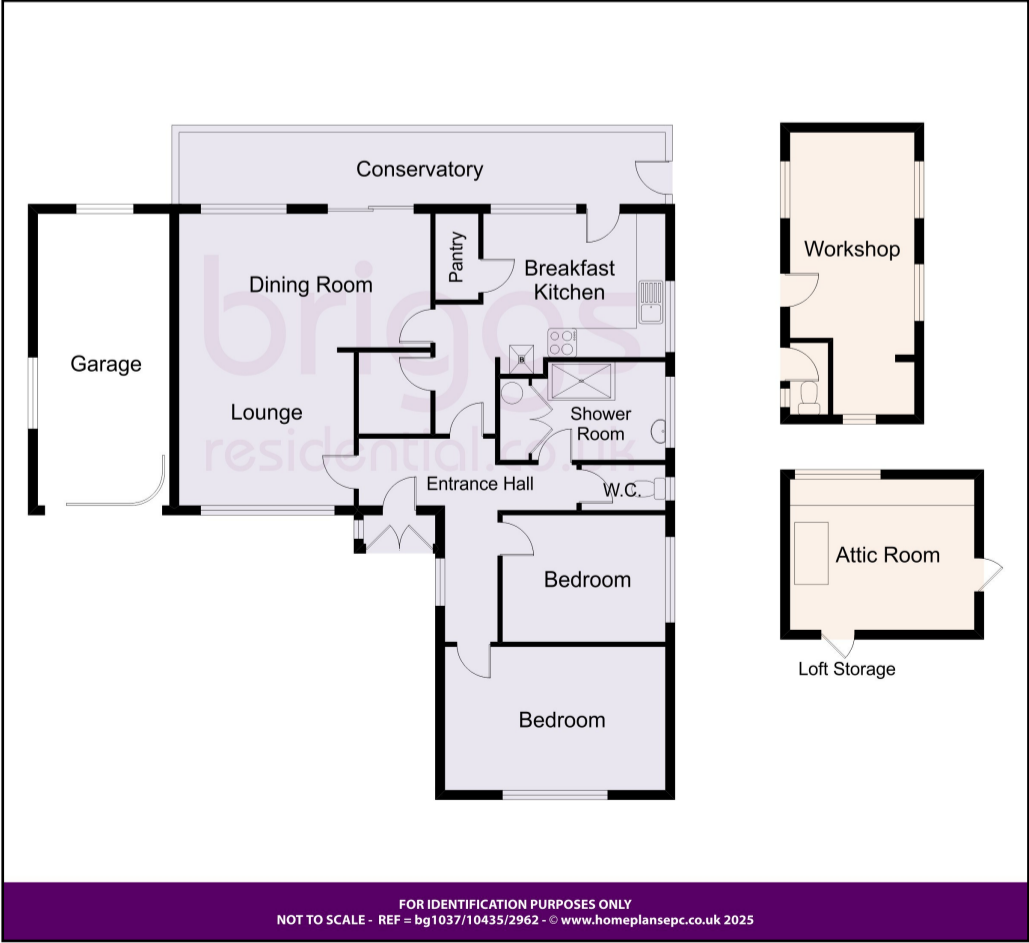
**OUTSIDE**

Set behind wrought iron fencing, this bungalow is approached via a large driveway which provides parking for many vehicles and leads to an over-sized single garage.

The front garden is laid to gravel whilst there is a large lawned garden to the side with fruit trees and a greenhouse. The rear garden has been designed for easy maintenance and has a brick-built workshop with WC.

EPC RATING: E

COUNCIL TAX BAND: D (PCC)



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.