



briggs residential

**23 BEECH CLOSE
MARKET DEEPING PE6 8LL
£247,500**

FREEHOLD



Featuring an exceptionally large, enclosed, private garden to the rear, this greatly improved three bedroom semi-detached home is set at the end of a small cul-de-sac and features a modern kitchen and bathroom. In excellent decorative order throughout, this property is perfect for a young family with nearby schools and large green and park. To book your viewing, call the Briggs Residential team today.

Visit our website: 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**

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

LOUNGE 13'4 x 10'4 (4.06m x 3.15m)

A light and airy room with radiator and TV point and window to front elevation.

DINING ROOM 9' x 8'6 (2.74m x 2.59m)

With radiator and patio doors leading onto the rear garden.

KITCHEN 9' x 8'7 (2.74m x 2.62m)

A modern kitchen with a range of ample wall and base units with integrated fridge/freezer, dishwasher, work surface, splash-back, sink unit, radiator, window to rear elevation and side external door.

LANDING

With built-in airing cupboard.

BEDROOM ONE 11'7 x 10'1 (3.53m x 3.07m)

A light and airy room with radiator and window to front elevation.

BEDROOM TWO 11'1 x 8'3 (3.38m x 2.51m)

With feature panelled wall, radiator and window to rear elevation.

BEDROOM THREE 8' x 7'11 (2.44m x 2.41m)

With radiator and window to front elevation.

BATHROOM

A modern suite comprising L-shaped bath with shower screen and shower above, wash-hand basin with cupboard below, WC, wall tiling, radiator and window to rear elevation.

OUTSIDE

The property has a driveway which provides parking for two to three vehicles and a gate leading to the rear garden.

The rear garden, which is of exceptionally good size and provides a high degree of privacy, is mainly laid to lawn with mature trees, mature shrubs, patio area and paving.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



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