



# briggs residential

**41 CHESTNUT WAY  
MARKET DEEPING PE6 8LP  
£345,000**

**FREEHOLD**



Situated in a cul-de-sac position in this sought after location, this four bedroom family home is well presented throughout and is situated within close proximity of local schools, park and town centre. The property comprises a modern kitchen/breakfast room, spacious lounge/dining room and separate garden room. With four bedrooms to the first floor, a detached garage with large block-paved driveway and pleasant south-westerly facing gardens, viewing of this home 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 flooring, radiator and stairs to first floor.

### CLOAKROOM

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

**KITCHEN/BREAKFAST ROOM** 15'5 x 14'10 max (4.70m x 4.52m max)

Fitted with a modern range of base and eye-level units with worktop over, integrated double oven with gas hob and extractor above, plumbing for washing machine and dishwasher, space for fridge/freezer, understairs storage cupboard, window to front elevation, door to driveway and double doors opening onto the rear garden.

**LOUNGE/DINING ROOM** 16'10 max x 15'5 (5.13m max x 4.70m)

With radiator, bay window to front elevation and double doors opening through to

**GARDEN ROOM** 12'7 x 10'9 (3.84m x 3.28m)

With windows to two elevations overlooking the south-westerly facing garden and double doors opening onto patio seating area.

### LANDING

With over-stairs storage cupboard and window to rear elevation.

**BEDROOM ONE** 14'1 x 8'10 (4.29m x 2.69)

With radiator, fitted wardrobes and window to rear elevation.

**BEDROOM TWO** 11'5 x 8'11 (3.48m x 2.72m)

With radiator and window to front elevation.

**BEDROOM THREE** 11'11 x 6'4 (3.63m x 1.93m)

With radiator and window to front elevation.

**BEDROOM FOUR** 8'6 x 6'4 (2.59m x 1.93m)

With radiator, fitted wardrobes and window to rear elevation.

### BATHROOM

Fitted with a modern three-piece suite comprising walk-in shower enclosure with glass screen, wash-hand basin in vanity unit, WC, tiled floor, extractor fan, heated towel rail and window to front elevation.

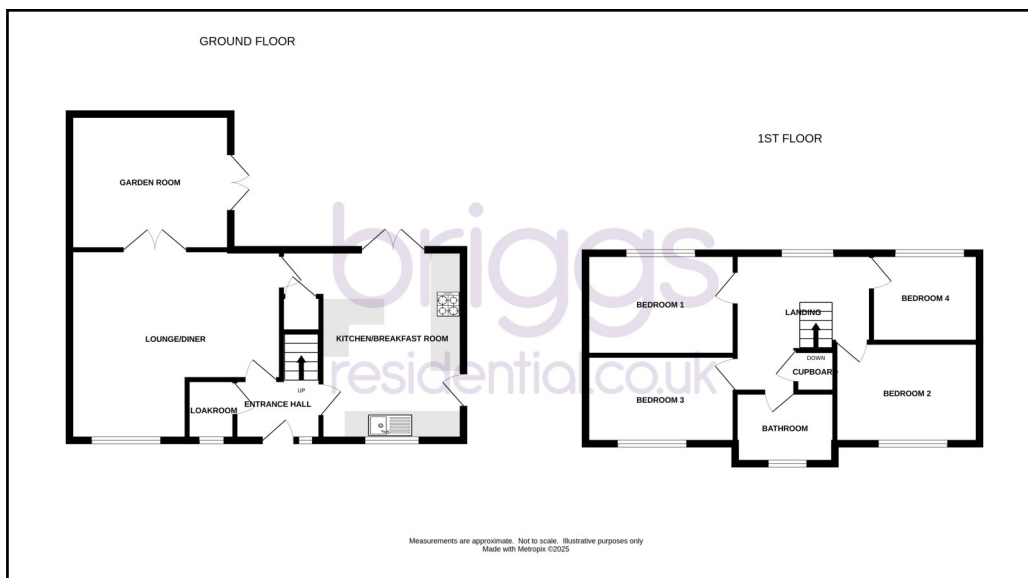
### OUTSIDE

Set at the end of a cul-de-sac, the property is approached via a spacious block-paved driveway providing off-road parking, with a gate to the side providing access to the detached single garage.

The south-westerly facing rear garden comprises a paved patio seating area with timber pagoda which currently houses a hot-tub (available by separate negotiation), a spacious lawned area, mature planted borders and gated side access.

EPC RATING: C

COUNCIL TAX RATING: D (SKDC)



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