

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

**OPENING HOURS**



**15 BEECH CLOSE, MARKET DEEEPING  
PE6 8LL £268,000**

**FREEHOLD**



**briggs  
residential**

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Market Deeping  
PE6 8EA

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**S**ituated on an exceptionally large corner plot with a driveway and garage to the rear, this three bedroom detached family home is close to John Eve Park and features a 23' lounge/dining room which leads through to the kitchen. Ideal for the growing family, this home has two double bedrooms and a good size single and benefits from having UPVC double glazing and gas-fired central heating. Call the Briggs Residential team to book your viewing today of this well-kept home.

Front entrance door opening to

**HALLWAY**

With radiator and stairs leading to first floor.

**LOUNGE/DINING ROOM 23'3 x 14'6 (7.09m x 4.42m)**

With an attractive fireplace with TV point above, this light and airy room has a bow window to front elevation, dining area with French doors opening onto the rear garden and open access through to

**KITCHEN 11'4 x 8'8 (3.45m x 2.65m)**

A modern kitchen with a range of ample wall and base units with built-in oven with hob and extractor above, plumbing for washing machine, fridge space, sink unit, central heating boiler, understairs storage cupboard, door to side and window overlooking the rear garden.

**LANDING**

With built-in storage cupboard and access to loft.

**BEDROOM ONE 12'10 max x 11'7 (3.91m max x 3.53m)**

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

**BEDROOM TWO 11'7 x 11'3 (3.53m x 3.43m)**

With radiator and window to rear elevation.

**BEDROOM THREE 8'4 x 7'5 (2.54m x 2.26m)**

With radiator and window to front elevation.

**BATHROOM**

A modern suite comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and splashback and window to rear elevation.

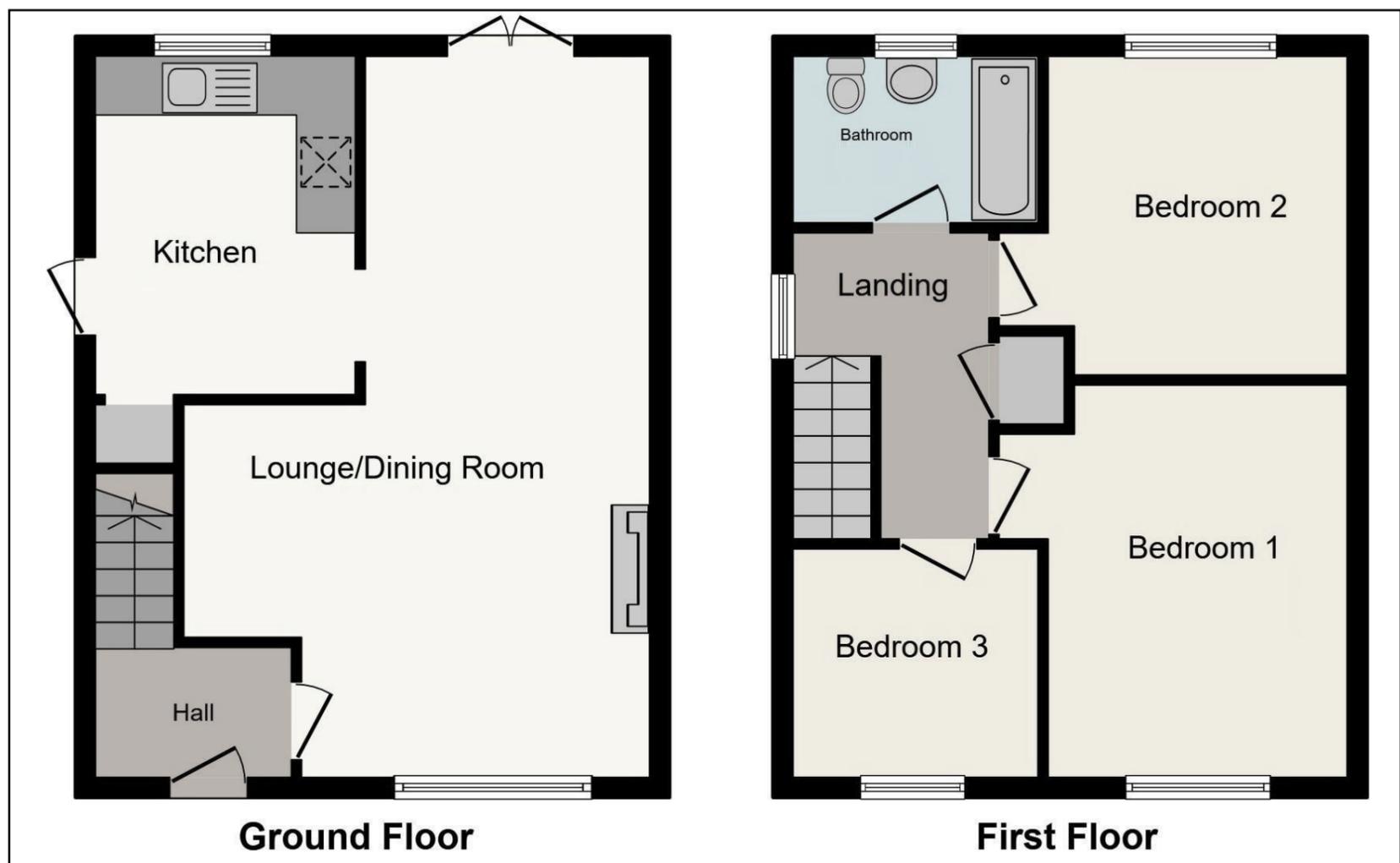
**OUTSIDE**

The property has a garage to the rear.

The rear garden is of an exceptionally good size with a large patio area, ideal for entertaining and lawned gardens.

EPC RATING: D

COUNCIL TAX BAND: C (SKDC)



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