



# briggs residential

## CHESTNUT WHITE COTTAGE, MAIN ROAD HOP POLE PE11 3HH £343,000

FREEHOLD



Situated just on the outskirts of Market Deeping on an exceptionally large plot and with views over farmland to the rear, this four bedroom detached cottage offers scope to extend and has superb potential. Entered via a farm lane just off the main road, this unique home has a good size lounge, study, ample parking for many vehicles and is just a 5 minute drive from Market Deeping town centre. Call the Briggs Team to book your viewing today.

Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)

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Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm: Sunday—Closed

Entrance door opening to

### HALLWAY

With feature double-height ceiling, this impressive entrance has a window to side elevation and stairs leading to first floor with storage cupboard below.

**LOUNGE/DINING ROOM** 21'10 x 16'7 (6.65m x 5.05m)

A large spacious room ideal for entertaining with recessed fireplace housing cast-iron burner, window to rear elevation and dining area with windows to front and side elevations.

**STUDY** 7'8 x 7'2 (2.34m x 2.18m)

With window to front elevation.

**KITCHEN/BREAKFAST ROOM** 14'8 x 10'8 (4.47m x 3.25m)

With a range of wall and base units, work surface, wall tiling, cooker point, plumbing for dishwasher, fridge space, window to rear elevation, contemporary radiator and stable door to rear.

**UTILITY ROOM** 8'7 x 7'10 (2.62m x 2.39m)

With window to side elevation.

### SHOWER ROOM

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

### LANDING

With access to loft and storage cupboard.

**BEDROOM ONE** 14'6 x 10'6 (4.42m x 3.20m)

With radiator and windows to rear and side elevations.

**BEDROOM TWO** 11' x 10'7 (3.35m x 3.23m)

With radiator and window to front elevation.

**BEDROOM THREE** 10'7 x 7'1 (3.23m x 2.16m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 7'3 x 7'1 (2.21m x 2.16m)

With radiator and window to front elevation.

### BATHROOM

A recently installed suite, comprising panelled bath, wash-hand basin with cupboard below, low flush WC, radiator, wall tiling and window to rear elevation.

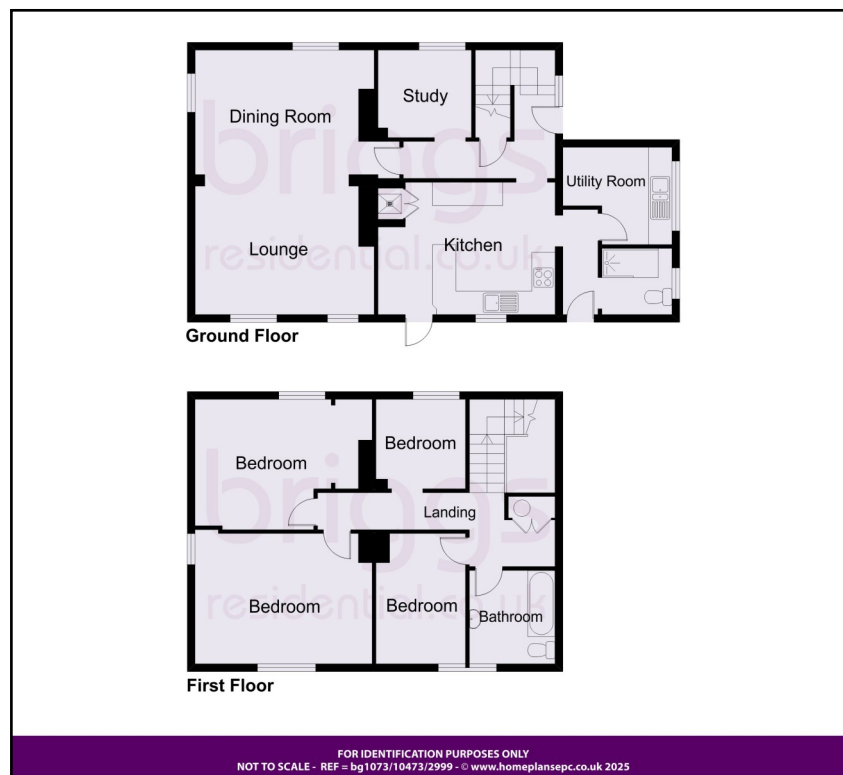
### OUTSIDE

Approached via double opening wrought iron gates which lead to a large driveway providing parking for many vehicles. The gardens are mainly to the rear of the property, enclosed by fencing and backing onto open farmland.

**Agent's Notes:** *The property is served by a septic tank and has oil-fired central heating.*

EPC RATING: TBC

COUNCIL TAX RATING: A (SOUTH HOLLAND)



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