

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**10 MANOR WAY, DEEPING ST JAMES  
PE6 8PT**

**£280,000**

**FREEHOLD**



**briggs  
residential**

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Featuring a stunning home office with bi-folding doors, this four bedroom detached family home is offered for sale with no chain and is within easy access of local schools. Offered for sale in good decorative order throughout, this home has an 18' lounge/dining room, good size kitchen/breakfast room, ground floor cloakroom and fully enclosed easy to maintain garden to the rear. Viewing of this home is highly advised, so book your viewing today.

Entrance door opening to

**HALLWAY**

With stairs leading to first floor and door to rear garden.

**LOUNGE/DINING ROOM** 18'7 x 10'10 (5.66m x 3.30m)

With contemporary fireplace for woodburning stove, radiator, TV point, dining area, two windows to rear elevation and glazed door to rear garden.

**INNER HALLWAY**

With cloaks area and door to

**CLOAKROOM**

Comprising low flush WC and wash-hand basin.

**KITCHEN/BREAKFAST ROOM** 15'7 x 10'5 (4.75m x 3.18m)

With a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, plumbing for washing machine, understairs storage cupboard, breakfast area, central heating boiler and window to front elevation.

**LANDING**

**BEDROOM ONE** 12'8 x 10'1 (3.86m x 3.07m)

With radiator and window to front elevation.

**BEDROOM TWO** 11'1 x 8'3 (3.37m x 2.51m)

With built-in wardrobe, radiator and window to front elevation.

**BEDROOM THREE** 10'9 x 9' (3.28m x 2.74m)

With built-in wardrobe, radiator and window to rear elevation.

**BEDROOM FOUR** 9'6 x 8'3 (2.90m x 2.51m)

With radiator and window to rear elevation.

**BATHROOM**

A modern suite comprising panelled bath with shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail, attractive wall tiling and two windows to side elevation.

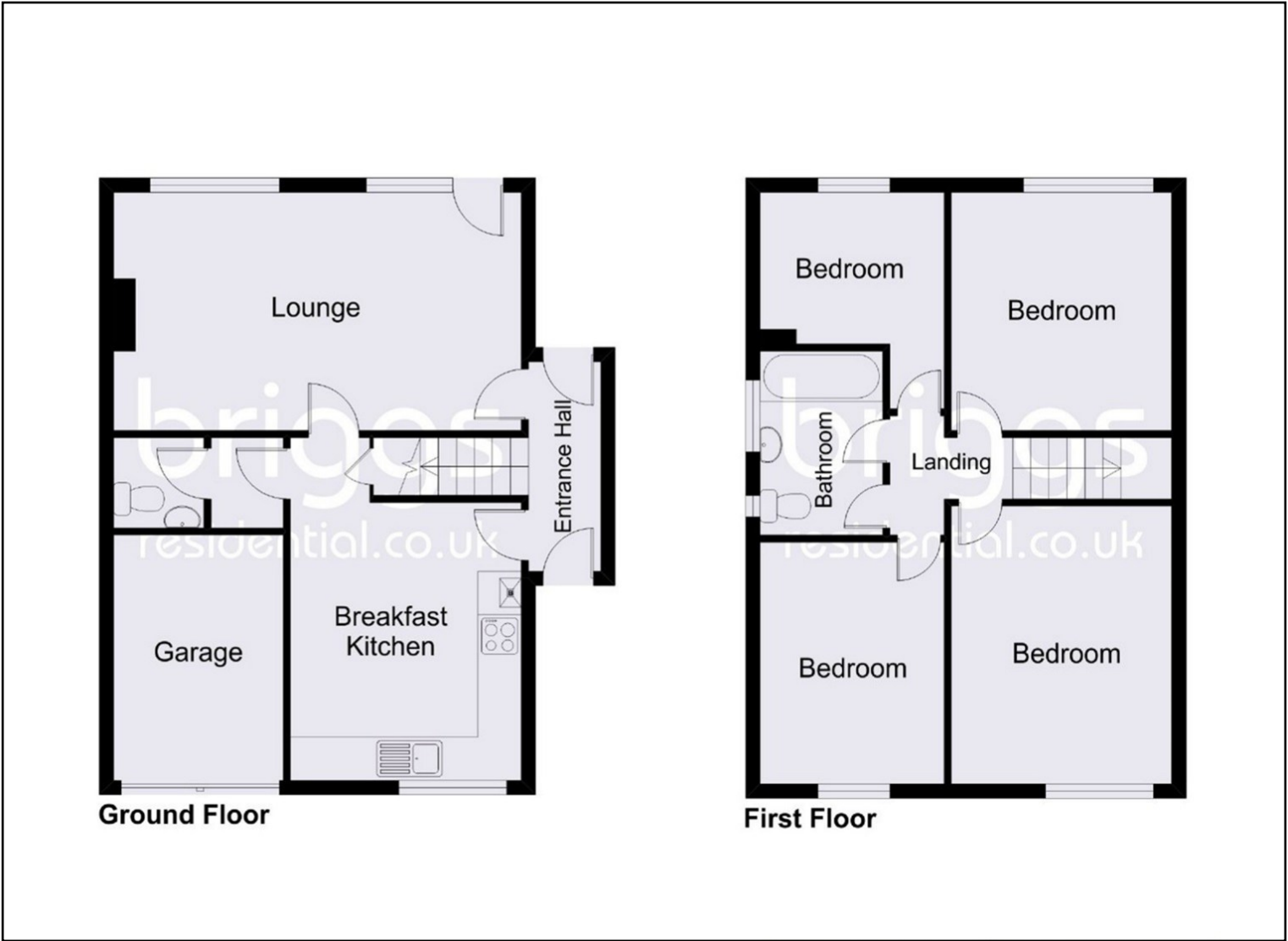
**OUTSIDE**

The property has a driveway which provides parking for at least two vehicles and leads to an integral single garage.

The rear garden is fully enclosed and has been designed for easy maintenance and features a quality home office of 10'10 x 10'4 (3.30m x 3.15m) with spotlighting, UPVC double-glazed window, bi-folding doors and covered area.

EPC RATING: TBC

COUNCIL TAX BAND: C (SKDC)



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.