



briggs residential

**59 BREWTON DRIVE
DEEPING ST JAMES PE6 8GR
O.I.E.O. £247,500**

FREEHOLD



Situated in a small private cul-de-sac of just two properties, this three bedroom semi detached home has been greatly improved by the present vendors to include a lovely landscaped rear garden. Offered for sale in excellent decorative order and with no chain, accommodation includes a ground floor cloakroom, lounge with stairs to first floor, good size kitchen with fitted appliances and three bedrooms to the first floor with en suite to the master. The UPVC windows have fitted blinds with shutters available separately and there is off road parking for two vehicles. Call the Briggs Team to book your viewing.

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**

Front entrance door opening to

HALLWAY

With radiator, door to lounge and door to

CLOAKROOM

Comprising low flush WC, wash hand basin, radiator and window to front aspect.

LOUNGE 14'2 x 12'3 (4.32m x 3.73m)

With TV point, radiator, radiator, window to front aspect and stairs to first floor.

KITCHEN DINER 15'6 x 10'5 (4.72m x 3.18m)

Comprising contemporary wall and base units, built in oven with electric hob and extractor above; integrated washing machine, dishwasher and fridge, work surface, sink unit, dining area, understairs storage cupboard, window to rear aspect and French doors opening onto the rear garden.

LANDING

Airing cupboard and access to loft.

BEDROOM ONE 11'3 x 10' (3.43m x 3.04m)

With fitted wardrobe, radiator, window to front aspect and door to

EN SUITE

Comprising double shower cubicle, low flush WC, wash hand basin, radiator and window to front aspect.

BEDROOM TWO 8'8 x 7'8 (2.64m x 2.34m)

With radiator and window to rear aspect.

BEDROOM THREE 7'7 x 6'6 (2.31m x 1.98m)

With radiator and window to rear aspect.

BATHROOM

Comprising panelled bath with shower screen and shower above, wash hand basin, low flush WC and heated towel rail.

OUTSIDE

There is off road parking to the front of the house for two vehicles. Side access leads to the enclosed rear garden which is laid to lawn with large patio and raised flower beds.

EPC RATING: B COUNCIL TAX RATING: B (SKDC)

