



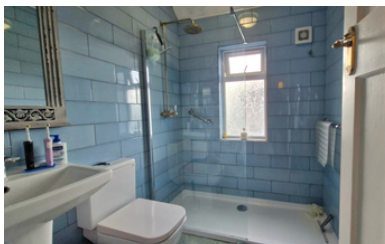
Rosedale
PROPERTY AGENTS

'Making your move easier'



10 Horsegate, Deeping St James PE6 8EN

£260,000



*** FAMILY HOME *** This charming three bedroom semi-detached home is ideally located within walking distance of Market Deeping's town centre, secondary school and Co-Op. The property offers well presented accommodation throughout, including an inviting entrance hall, a convenient downstairs cloakroom, a bay-fronted lounge, and a kitchen that opens into the dining area. Upstairs features three generously sized bedrooms and a refitted shower room. Outside, the property benefits from ample off road parking and attractive side and rear gardens, with excellent potential to extend to the side (subject to planning permission). EPC Energy Rating D / Council Tax Band B.

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UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Laminate flooring, understair cupboard, and radiator. Stairs to first floor accommodation.

LOUNGE

10' 6" into Bay x 11' 5" (5.03m x 3.49m) (approx) Radiator and dado rail. UPVC double glazed bay window to the front.

KITCHEN

10' 0" x 9' 7" (3.05m x 2.91m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over, tiled splashback. Oven and gas hob. Space and plumbing for washing machine, space for undercounter fridge or freezer. Wall mounted combi boiler. Coving to the ceiling, laminate flooring and radiator. UPVC double glazed window to the side and UPVC double glazed door to the rear.

Arch to:

DINING ROOM

11' 6" x 9' 2" (3.50m x 2.79m) (approx) Laminate flooring and radiator. UPVC double glazed window to the rear.

DOWNSTAIRS CLOAKROOM

UPVC double glazed window to the side., WC, laminate flooring and radiator.

LANDING

Loft access, storage cupboard and radiator. UPVC double glazed window to the front.

BEDROOM ONE

13' 11" x 10' 4" (4.24m x 3.15m) (approx) UPVC double glazed window to the rear. Laminate flooring, fitted wardrobes and radiator.

BEDROOM TWO

11' 6" x 10' 7" (3.50m x 3.22m) (approx) UPVC double glazed window to the front and original wooden flooring.

BEDROOM THREE

10' 0" max x 6' 6" (3.04m x 1.98m) (approx) UPVC double glazed window to the rear and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in shower with rainfall shower head, wash hand basin and WC. Fully tiled, chrome heated towel rail and extractor fan. UPVC double glazed window to the side.

OUTSIDE

To the front, a block paved driveway and gravelled area provide ample off road parking. Mature shrubbery and plants.

To the rear, the garden is mainly laid to lawn and enclosed by timber fencing, with gated access to the front. Patio area, mature shrubbery and metal storage shed.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

