



Rosedale
PROPERTY AGENTS

'Making your move easier'



17 Foxgloves, DEEPING ST JAMES, Lincolnshire PE6 8SH

£220,000



*** CUL DE SAC LOCATION *** This four bedroom detached home is offered For Sale with no onward chain. It is ideally located for all local amenities and schools. The accommodation comprises hallway, kitchen, lounge / diner, conservatory and cloakroom to the ground floor. Four bedrooms and a family bathroom complete the accommodation to the first floor. Outside to the front, there is ample off road parking and garage - with an enclosed garden laid to lawn, patio area and raised decking to the rear. EPC Energy Rating C - Council Tax Band C.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation. Radiator.

CLOAKROOM

Comprising two piece suite comprising wash hand basin and WC. Radiator. UPVC double glazed window to the side.

KITCHEN

2.88m x 2.73m (9' 5" x 8' 11") (Approx) Fitted with eye level and base units with worktop over. Sink and drainer with swan neck mixer tap over and tiled splashback. Space for fridge / freezer. Integrated oven, gas hob with extractor over. Space and plumbing for washing machine and dishwasher. Tiled floor. UPVC double glazed window to the front.

LOUNGE / DINING ROOM

5.67m max x 4.72m max (18' 7" x 15' 6"), 3.05m min x 2.88m min (10' 0" x 9' 5") (L-Shape) (Approx) Two radiators, wooden flooring. Patio doors opening to:

CONSERVATORY

2.88m x 2.82m (9' 5" x 9' 3") (Approx) UPVC and brick built construction. Laminated flooring. UPVC double glazed French doors opening to the rear garden.

LANDING

Airing cupboard. UPVC double glazed window to the side. Doors to:

BEDROOM ONE

4.04m x 2.64m (13' 3" x 8' 8") (Approx) UPVC double glazed window to the rear. Radiator.

BEDROOM TWO

2.90m x 2.50m (9' 6" x 8' 2") (Approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

3.11m x 2.00m (10' 2" x 6' 7") (Approx) UPVC double glazed window to the rear. Radiator.

BEDROOM FOUR

2.50m x 1.75m (8' 2" x 5' 9") (Approx) UPVC double glazed window to the side. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Heated towel rail, fully tiled. UPVC double glazed window to the side.

GARAGE / UTILITY

To the front of the garage there is ample storage space with up and over door to the front.

The rear of the garage has been converted to an additional room/space, which could also be used as storage.

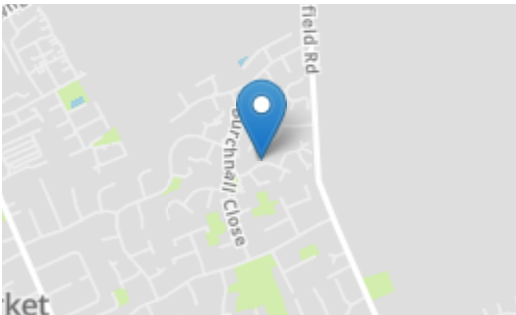
OUTSIDE

To the front, a gravel driveway provides ample off road parking and leads to a single garage.

To the rear, the garden is laid to lawn and enclosed by timber fencing gated to the front. Patio area and raised decking.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	87
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

