



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**17 Foxgloves, Deeping St James, Lincolnshire PE6 8SH**

**£260,000**



\*\*\* 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.

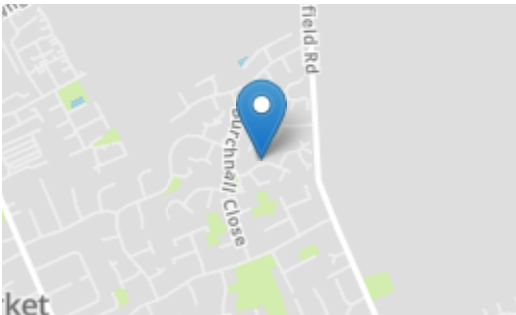
**OUTSIDE**

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                     |         |           |

