



**69 Horsegate, Deeping St James PE6 8EW**

**£550,000**



\*\*\* POTENTIAL \*\*\* This detached property is situated on a sizeable plot, with expansive lawns to the front and the rear, it includes two single garages and a large double garage at the back of the property. Briefly comprising entrance hall, living room, dining room, 22ft kitchen/diner, utility room, boot room, two downstairs cloakrooms and a conservatory. Upstairs, there are four double bedrooms, with the principle measuring nearly 20ft, with bespoke built-in wardrobes. A five piece family bathroom suite complete the upstairs accommodation. This home offers immense potential, with the possibility of planning development (subject to necessary permissions). EPC Energy Rating E / Council Tax Band F.



ENTRANCE

Front door with windows either side, stairs to the first floor accommodation, radiator and coving to the ceiling.

CLOAKROOM ONE

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled, radiator and coving to the ceiling.

LIVING ROOM

6.09m x 3.92m (20' 0" x 12' 10") (Approx) Windows to the front and side, two radiators, air conditioning unit and coving to the ceiling.

DINING ROOM

3.62m x 3.04m (11' 11" x 10' 0") (Approx) Window to the front, radiator and coving to the ceiling.

KITCHEN/DINER

6.92m x 4.2m (22' 8" x 13' 9") (Approx) Fitted with a range of eye level and base units with worktops over, sink with 1/2 bowl and drainer with taps over, space for Rangemaster cooker, space and plumbing for dishwasher, space for American style fridge/freezer. Three radiators and spotlights. Window to the side and sliding doors into the conservatory.

CONSERVATORY

3.8m x 3.62m (12' 6" x 11' 11") (Approx) Brick and UPVC construction with French doors to side, windows and radiator.

REAR LOBBY

Fitted with base and eye level units with worktops over, sink with drainer and taps over. Floor mounted boiler, window to the side, personnel door into single garage.

SINGLE GARAGE

Window to the side and up and over door.

BOOT ROOM

Sliding doors to rear, door to the front and radiator.

UTILITY ROOM

Window to the side, space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS CLOAKROOM TWO

Fitted with a two piece suite comprising wash hand basin and low level WC.

DRIVE THROUGH GARAGE

Up and over doors to the front and rear.

LANDING

Window to the front, loft access, radiator, two storage cupboards and coving to the ceiling.

BEDROOM ONE

5.45m not including wardrobes x 3.53m (17' 11" x 11' 7") (Approx) Windows to the front and side, two radiators, built-in wardrobes and coving to the ceiling.

BEDROOM TWO

3.92m x 3.06m (12' 10" x 10' 0") (Approx) Window to the front, radiator and coving to the ceiling.

BEDROOM THREE

3.70m not including wardrobe x 3.11m (12' 2" x 10' 2") (Approx) Window to the rear, radiator, built-in wardrobe and coving to the ceiling.

BEDROOM FOUR

3.91m max x 2.95m (12' 10" x 9' 8") (Approx) Window to the side, storage cupboard, radiator and coving to the ceiling.

BATHROOM

Fitted with a five piece suite comprising bath, shower cubicle, vanity wash hand basin, low level WC and bidet. Window to the side, fully tiled, two radiators and coving to the ceiling.

REAR

Oversized double garage with UPVC personnel door, up and over door, shelving. Light and power connected.

FLOORPLAN

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.

AGENT NOTE

Sealed bids will be invited for the purchase of the property, with the closing date for submission of bids being Thursday, June 12, 2025. Any bids received after the closing date will not be considered.

AGENT NOTE 2

There was a previous planning application, which has now lapsed, approved conditionally for a detached three bedroom dwelling. Reference S21/1519.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		