



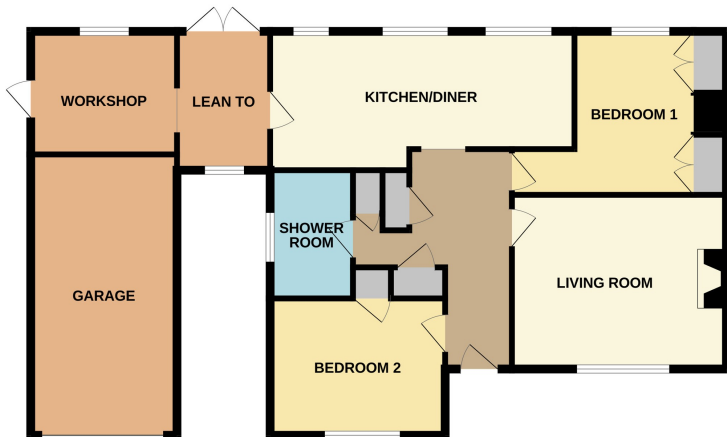
Rosedale
PROPERTY AGENTS

'Making your move easier'



13 King Street, West Deeping PE6 9HP

£250,000



***** NO ONWARD CHAIN ***** Set on an approximate 0.17 acre plot within the desirable village of West Deeping, this two bedroom semi-detached bungalow offers excellent potential and is in need of modernisation. The accommodation briefly comprises an entrance hall, a spacious lounge, two double bedrooms with built-in storage, a shower room, and a generous kitchen/diner. Externally, the property benefits from a single garage with an electric door, off road parking, and open field views to the rear. EPC Energy Rating D / Council Tax Band C.

rosedaleproperties.co.uk

T: 01778 382300

ENTRANCE HALL

Three storage cupboards, loft access and radiator.

LIVING ROOM

4.40m x 3.57m (14' 5" x 11' 9") (Approx) UPVC window to the front, coving to the ceiling, and radiator.

KITCHEN / DINER

6.24m x 2.82m max, 2.42m min (20' 6" x 9' 3") (Approx) Fitted with a range of eye level and base units with worktops over. Electric oven with hob. Stainless steel sink with inset drainer. Radiator. Three UPVC windows to the rear.

BEDROOM ONE

4.06m not including wardrobes x 3.35m (13' 4" x 11' 0") (Approx) UPVC window to the rear, built-in wardrobes and radiator.

BEDROOM TWO

3.72m x 2.80m (12' 2" x 9' 2") (Approx) UPVC window to the front, built-in storage cupboard and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level WC. UPVC window to the side, and radiator.

LEAN TO

3.09m x 1.89m (10' 2" x 6' 2") (Approx) UPVC French doors to the rear and window to the front.

Opening to:

WORKSHOP

3.00m x 2.77m (9' 10" x 9' 1") (Approx) Window to the rear and door to the side.

OUTSIDE

The property occupies an approximate 0.17 acre plot. To the rear is a generous garden, predominantly laid to lawn and complemented by mature trees, planting and shrubbery, along with a pond and a patio area enjoying open field views beyond.

To the front, the garden is laid to lawn with established planting and shrub borders. A concrete driveway provides off road parking and leads to the garage, with a pathway to the front door and side access to the rear garden.

SINGLE GARAGE

Electric roller door, 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.

