



Rosedale
PROPERTY AGENTS

'Making your move easier'



9 Broadgate Lane, Deeping St James PE6 8NW

£350,000



*** EXPANSIVE PLOT *** This well presented three bedroom detached home is set in a highly desirable location and occupies a generous plot, offering excellent potential for extension (subject to the necessary permissions). The property briefly comprises a spacious entrance hall, a welcoming lounge featuring a log burner which opens into the dining room with French doors leading out to the garden, and an extended modern kitchen/diner. To the first floor, there are three well proportioned bedrooms and a contemporary shower room. Externally, the property benefits from ample off road parking to the front, in addition to a garage. The rear garden is beautifully landscaped and includes a substantial summer house, perfect for a variety of uses. EPC Energy Rating C / Council Tax Band C.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

UPVC double glazed window to the side. Radiator, tiled flooring, dado rail. Stairs to first floor accommodation with cupboard under.

KITCHEN / DINER

17' 7" x 7' 7" max (5.36m x 2.30m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Gas hob with extractor fan over. Space for fridge / freezer, washing machine and 3/4 dishwasher. Two radiators. UPVC double glazed windows to the side and to the rear. UPVC double glazed door to the side.

LOUNGE / DINING ROOM

23' 4" not including bay window x 11' 11" max (7.11m x 3.64m) (approx)

LOUNGE

Inset log burner with surround. Dado rail, radiator. UPVC double glazed bay window to the front.

DINING ROOM

Radiator, dado rail. UPVC double glazed sliding door to the rear.

LANDING

Loft access, dado rail. UPVC double glazed window to the side.

BEDROOM ONE

12' 0" x 10' 11" (3.65m x 3.34m) (approx) UPVC double glazed window to the rear. Storage cupboard housing boiler. Radiator.

BEDROOM TWO

11' 1" x 11' 0" (3.37m x 3.35m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

8' 0" x 7' 5" (2.43m x 2.27m) (approx) UPVC double glazed window to the front. Radiator.

SHOWER ROOM

Fitted with a three piece suite comprising walk-in shower, wash hand basin and WC. Chrome heated towel rail, partly tiled. UPVC double glazed window to the side.

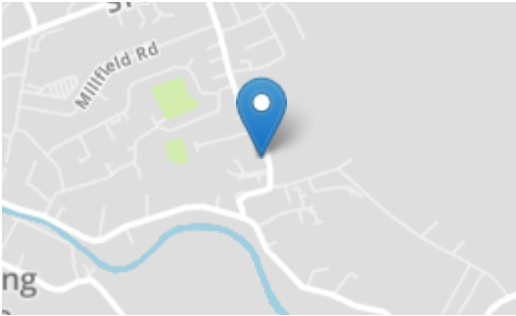
OUTSIDE

To the front of the property, a gravel driveway provides ample off road parking and leads to the garage. There is also a well maintained lawned area with mature planting, low-level walling to the front boundary, and a block-paved pathway offering access to the rear garden.

The rear garden features a raised patio area, ideal for outdoor seating and entertaining. Attached to the rear of the garage are two useful brick-built storage cupboards. The remainder of the garden is predominantly laid to lawn, complemented by mature hedging, trees, a pond and established shrubs. A pathway leads to the rear of the garden, where a spacious summer house is situated.

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
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	71	78
EU Directive 2002/91/EC		

