Rosedale

7 GODSEY LANE, MARKET DEEPING, PE6 8HT

£285,000 OFFERS IN THE REGION OF

"Detached three bedroom bungalow within walking distance of Market Deeping's town centre, with no onward chain."

- VERSATILE 2/3 BEDROOM DETACHED BUNGALOW
- WALKING DISTANCE TO TOWN CENTRE
- GOOD SIZE PLOT
- DETACHED GARAGE
- AIR CONDITIONING
- AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN
- DUAL ASPECT LIVING ROOM
- REFITTED SHOWER ROOM
- EPC ENERGY RATING C / COUNCIL TAX BAND C

PROPERTY HIGHLIGHTS

Welcome to this detached bungalow located in Market Deeping, which is being sold with no onward chain. This versatile property offers the potential for two or three bedrooms, making it an ideal choice for families or those seeking extra space.

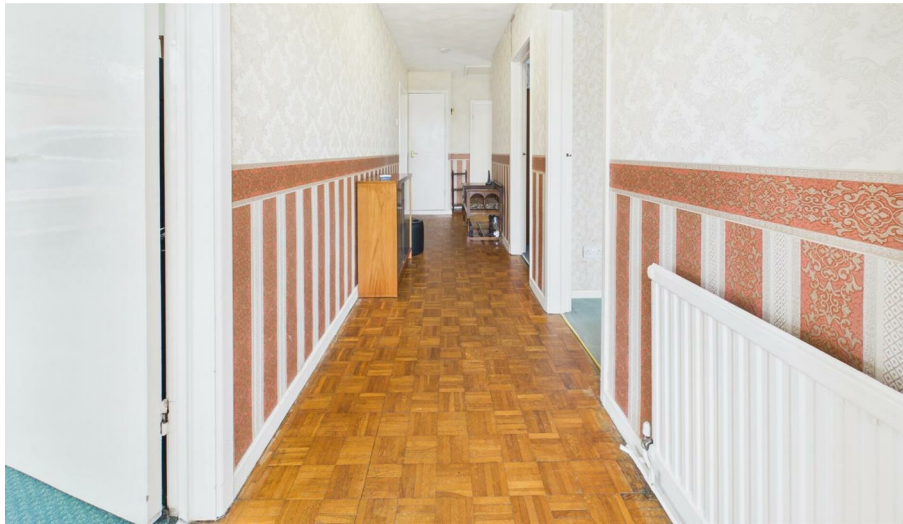
As you enter, you are greeted by an inviting entrance hall featuring elegant parquet flooring. The living room benefits from dual aspect windows, allowing natural light to flood the space, creating a warm and welcoming atmosphere. The kitchen/breakfast room is well-appointed, providing a perfect setting for casual dining and entertaining.

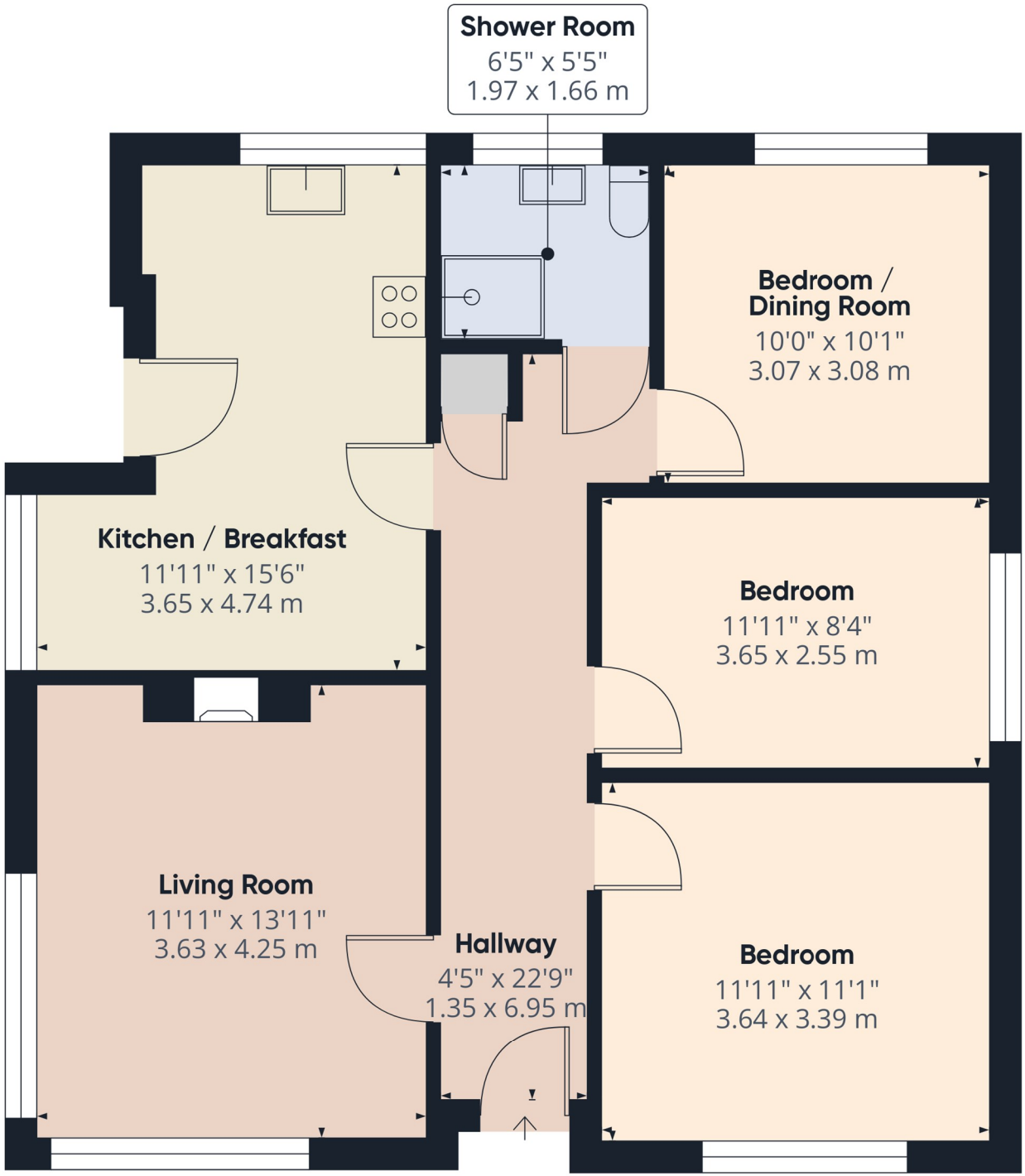
One of the standout features of this home is the inclusion of three air conditioning units, located in the living room, main bedroom and kitchen.

The bungalow boasts a refitted shower room, and the flexible layout allows for three bedrooms or the option to utilise one as a formal dining room.

Set on a generous plot, the property includes a detached garage and ample parking on the driveway, with additional space in the garden that could accommodate a motorhome.

3 Bedrooms 1 Bathroom 1 Reception





Approximate total area(1)

808 ft²

75.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

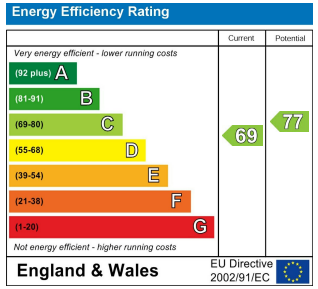
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30820139

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

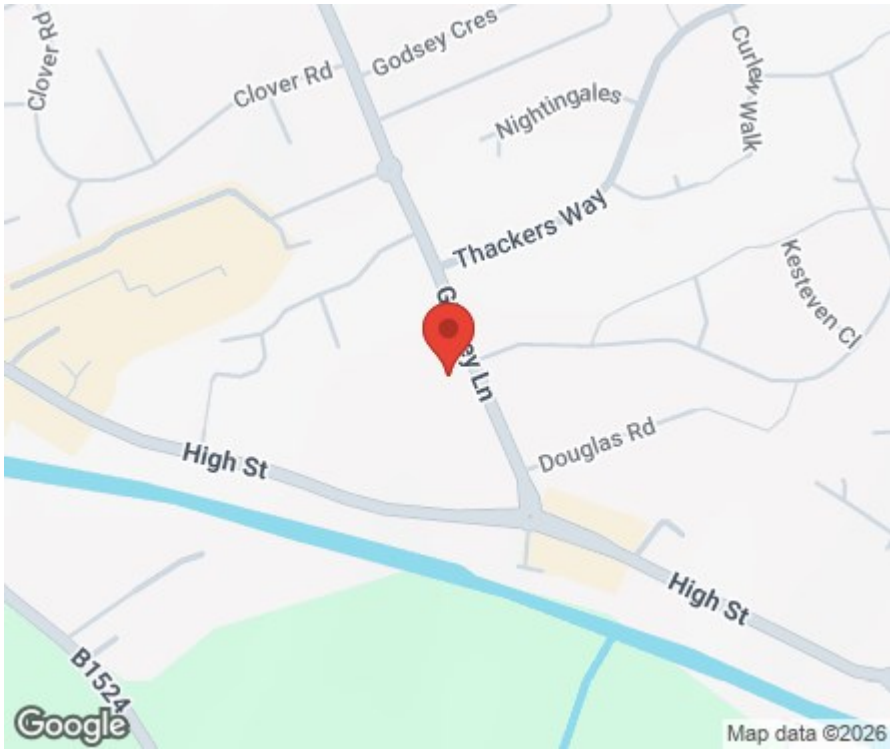
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale

rosedalepropertyagents.com