Rosedale

37 BREWTON DRIVE, DEEPING ST JAMES, PE6 8GR

£325,000

"Immaculately presented stone property situated in Deeping St James"

- DETACHED STONE HOUSE
- THREE DOUBLE BEDROOMS
- WALLED GARDEN
- EN-SUITE TO PRINCIPLE
- MODERN KITCHEN/DINER
- IMMACULATELY PRESENTED
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FRENCH DOORS TO GARDEN
- ENERGY RATING - B / COUNCIL TAX BAND C

PROPERTY HIGHLIGHTS

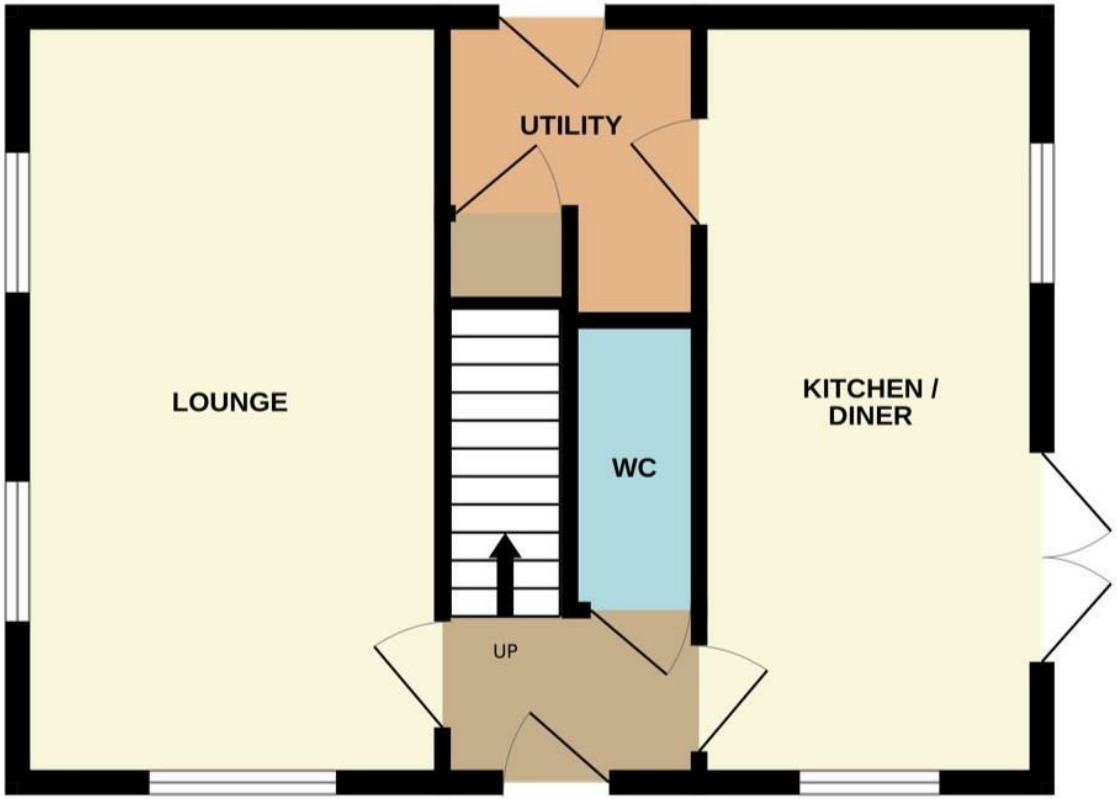
This detached stone built home offers spacious and well proportioned accommodation, making it an ideal purchase for families.

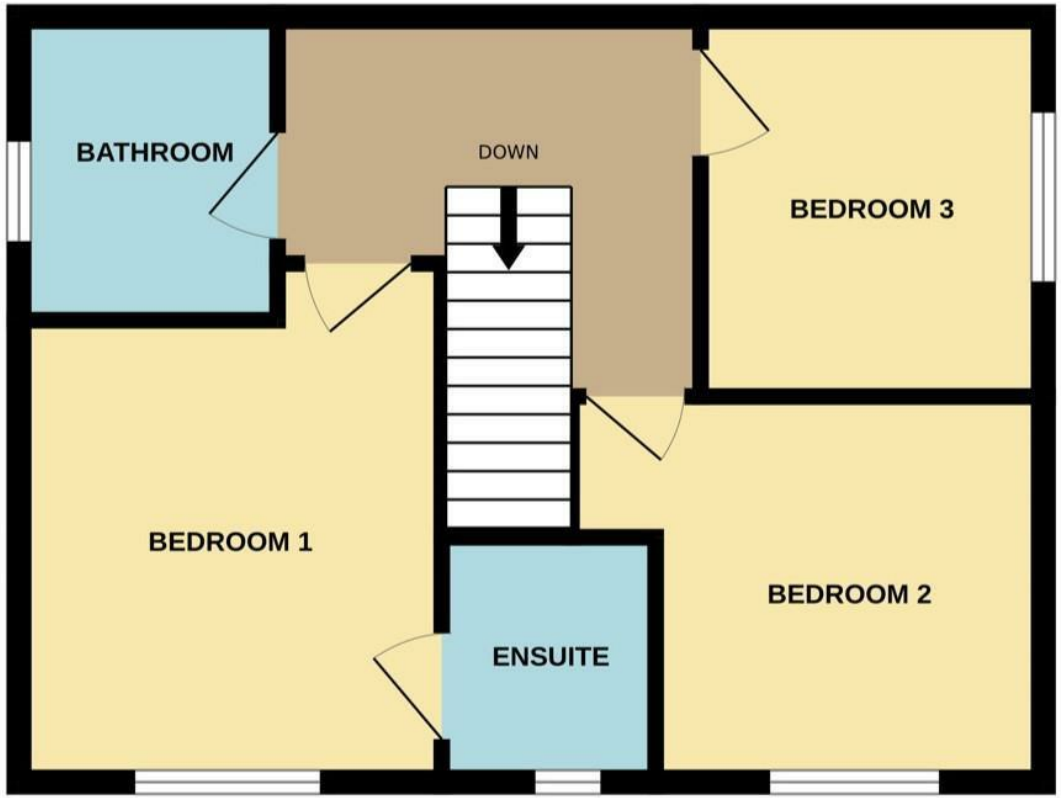
The property briefly comprises an inviting entrance hall, a generous lounge, a modern kitchen/diner with French doors opening onto the south-westerly facing garden, a useful utility room, and a convenient downstairs cloakroom.

To the first floor are three double bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from gardens to the front and side, together with a driveway providing ample off road parking.

3 Bedrooms 2 Bathroom 1 Reception


UTILITY
LOUNGE
WC
KITCHEN /
DINER
UP


BATHROOM
DOWN
BEDROOM 3
BEDROOM 1
BEDROOM 2
ENSUITE

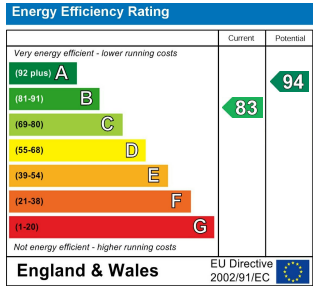
F&M

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30077249

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.

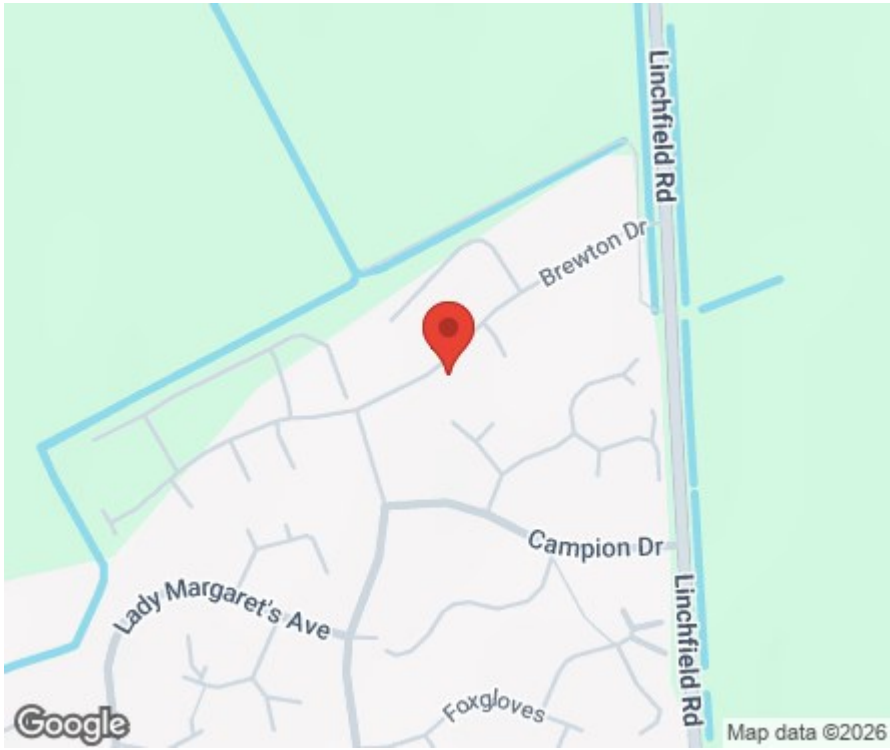
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



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