

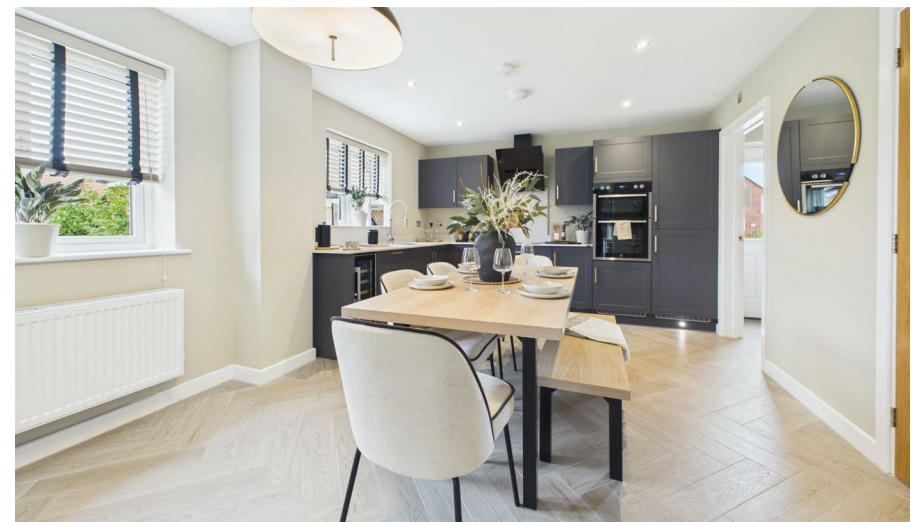
PLOT 414 BEAUFORT GARDENS, MARKET DEEPING, PE6 8UP



£475,000

"Four double bedroom show home, ready to move into."

- SHOW HOME
- OPEN PLAN KITCHEN / DINING / LIVING
- TWO FURTHER RECEPTION ROOMS
- PART EXCHANGE CONSIDERED
- FOUR DOUBLE BEDROOMS
- EN-SUITE AND DRESSING AREA TO PRINCIPAL
- FOUR PIECE BATHROOM SUITE
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND ESTIMATED TO BE D / EPC ENERGY RATING ESTIMATED TO BE A



PROPERTY HIGHLIGHTS

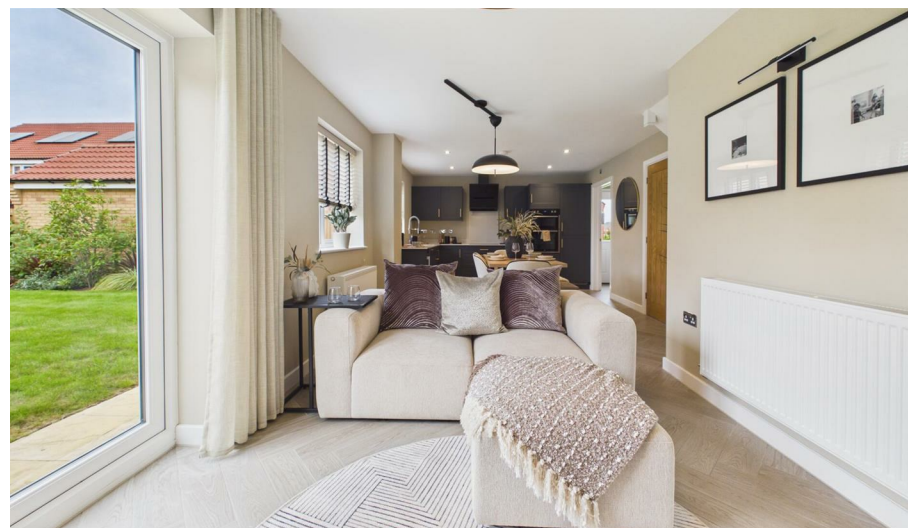
As you step through the spacious entrance hall, you are greeted by a modern and inviting open plan kitchen, dining, and living area, which features French doors that lead directly to the garden.

The ground floor also boasts a further lounge, perfect for relaxation or entertaining guests, as well as a dedicated office space, ideal for those who work from home. A convenient utility room and a downstairs cloakroom add to the practicality of this well-designed home.

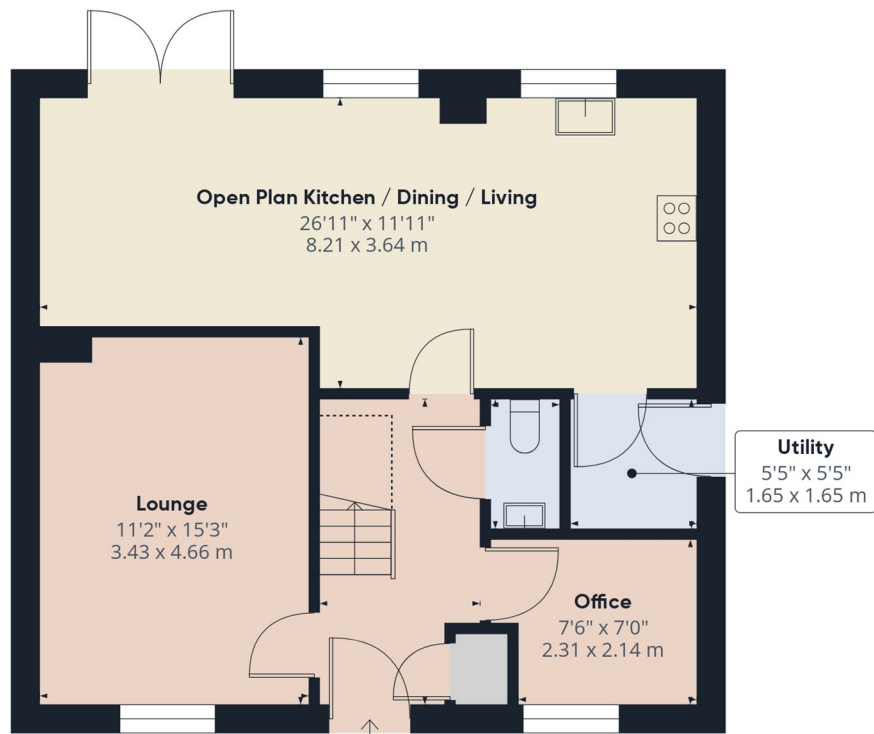
Upstairs, you will find four generously sized double bedrooms. The principal bedroom is particularly impressive, featuring an en-suite shower room and a dressing area with built-in wardrobes. The family bathroom is equipped with a luxurious four-piece suite.

Externally, the property benefits from a detached single garage and off road parking. The enclosed rear garden is mainly laid to lawn with well-stocked borders.

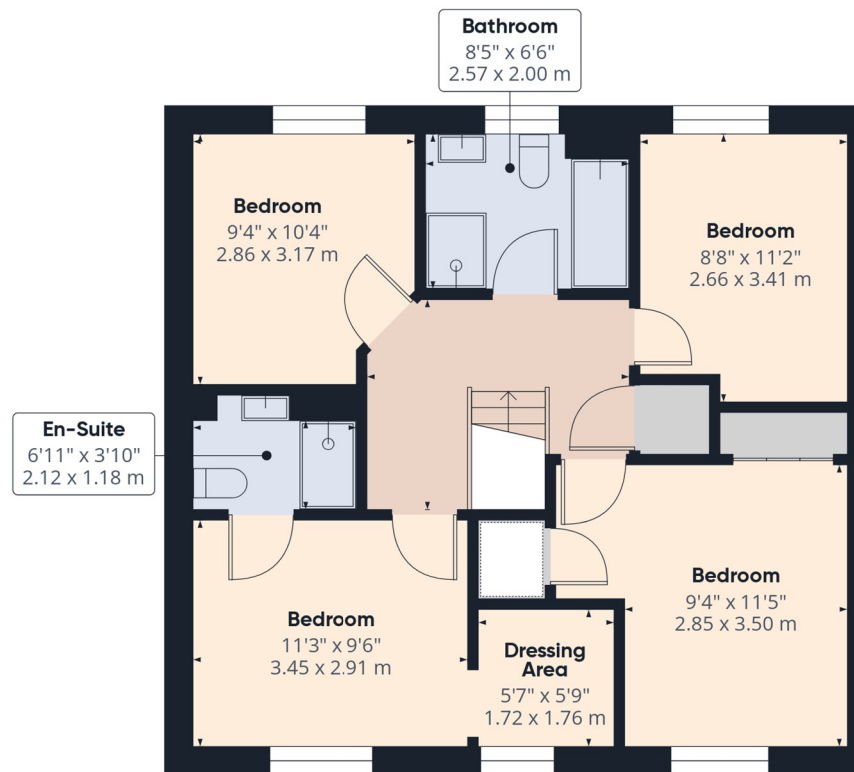
This exceptional property combines modern living with thoughtful design, making it an ideal choice for families or professionals seeking a stylish and comfortable home in a sought-after area.



 4 Bedrooms  2 Bathroom  2 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1282 ft²

119.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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: D

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

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.

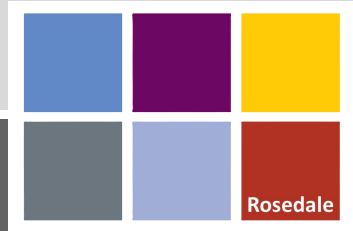
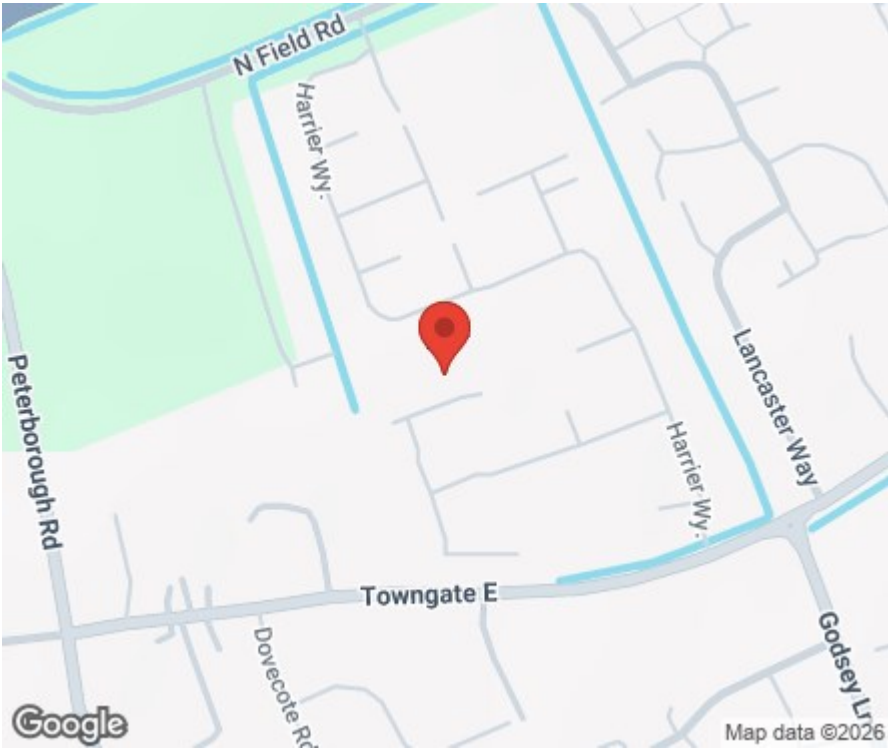
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



rosedalepropertyagents.com