

Rosedale

37 CROWSON WAY, DEEPING ST. JAMES, PETERBOROUGH, PE6



£240,000

"Well-presented extended three bedroom family home."

- THREE BEDROOM EXTENDED SEMI
- MODERN KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- TWO FURTHER RECEPTION ROOMS
- FRENCH DOORS TO GARDEN
- BUILT-IN WARDROBE TO PRINCIPAL
- FOUR PIECE BATHROOM SUITE
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLING
- EPC ENERGY RATING C / COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

This extended three bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal purchase for first time buyers or families alike. Conveniently situated within easy reach of local schooling, the property is perfectly suited to family living.

The accommodation briefly comprises an entrance hall, modern kitchen/diner with integrated dishwasher, downstairs shower room, and a spacious living room featuring a stylish media wall, opening through to a dining room with French doors leading out to the rear garden.

To the first floor, there are two generous double bedrooms, a further single bedroom and a modern family bathroom fitted with a four-piece suite.

Externally, the property benefits from a block-paved driveway providing ample off road parking, whilst the enclosed rear garden features a patio seating area, lawn and two useful storage sheds. A hot tub is also available by separate negotiation, offering the perfect addition for outdoor relaxation and entertaining.

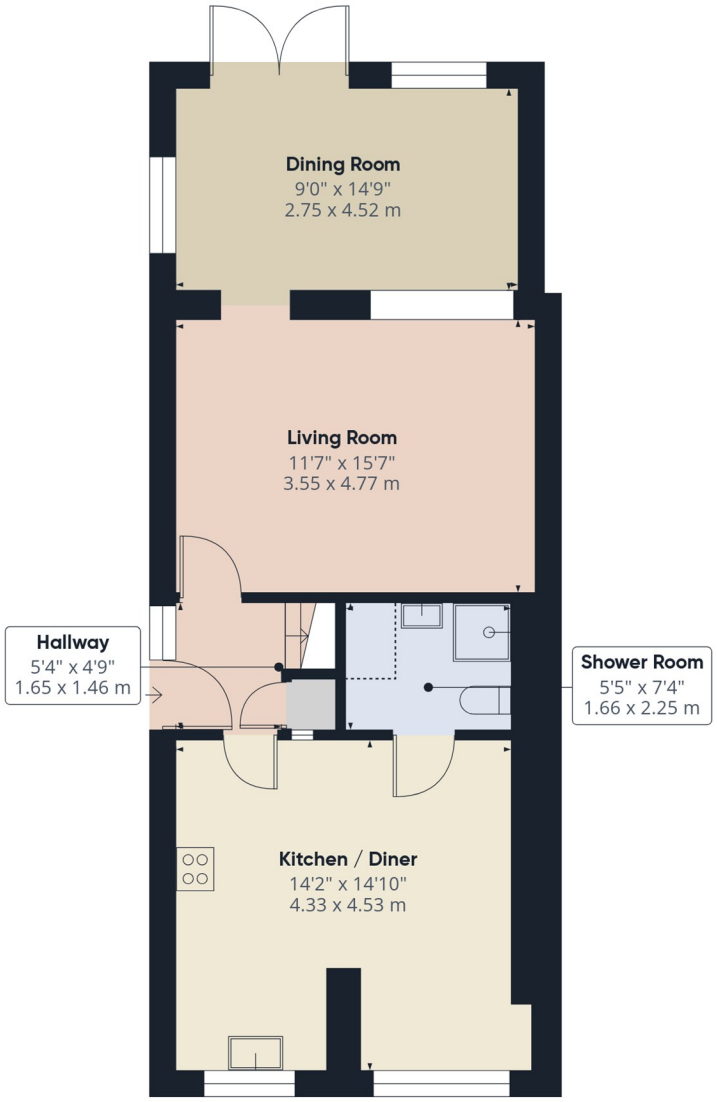
AGENTS NOTES:
Important Material Information for this property is featured on the last page of this brochure

3 Bedrooms 2 Bathroom 2 Reception

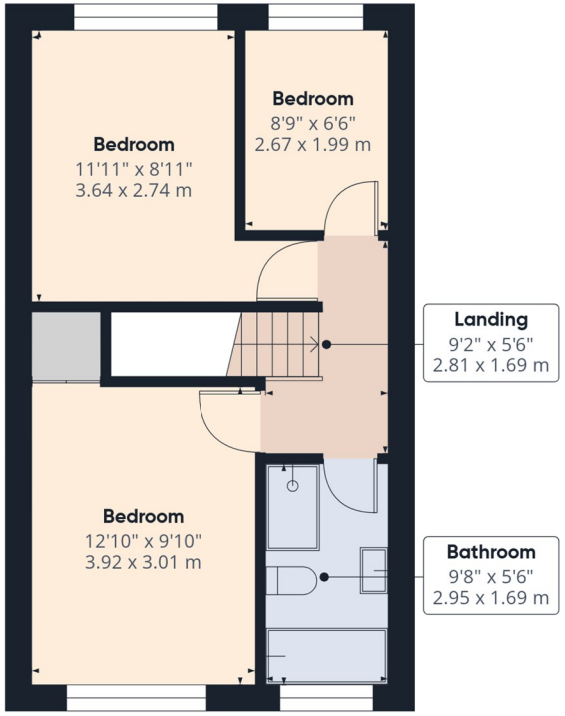




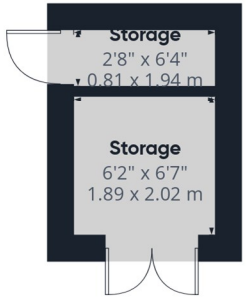




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1077 ft²

100 m²

Reduced headroom

7 ft²

0.6 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.

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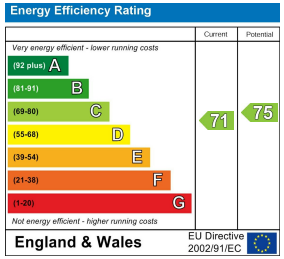


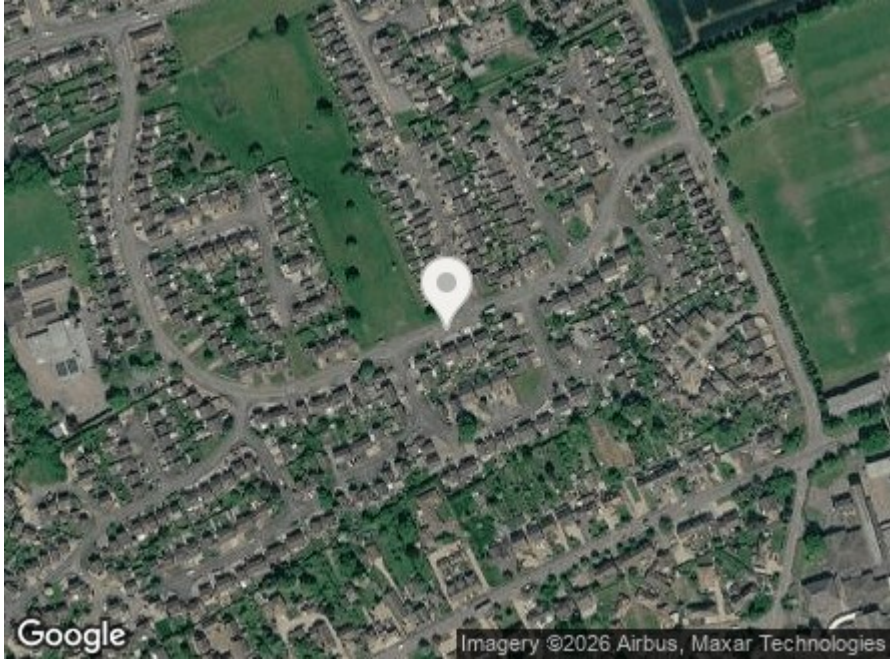
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

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.





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.

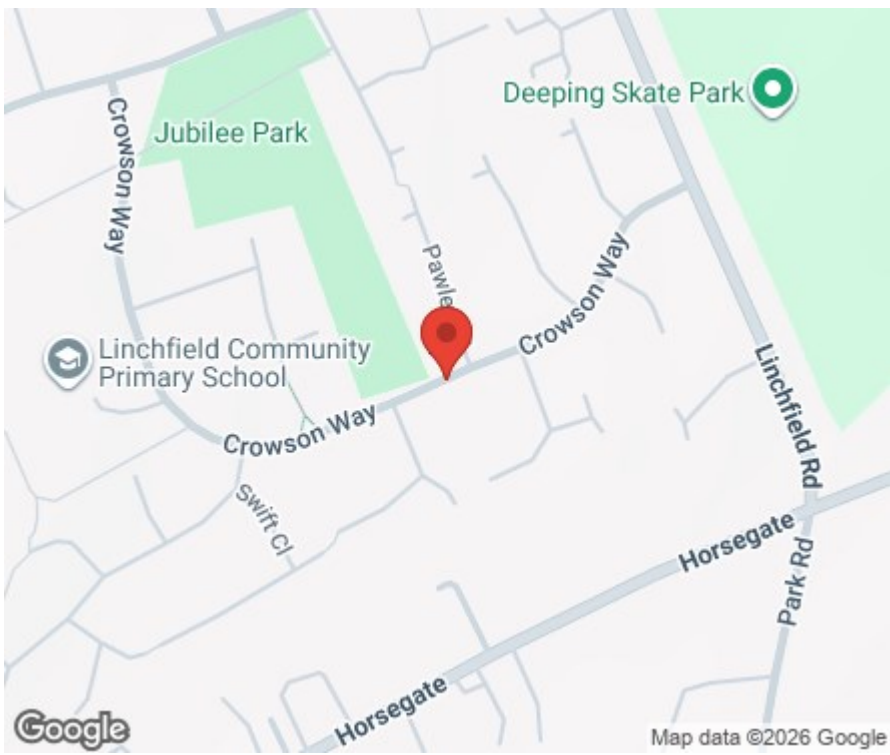
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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

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