

Rosedale

3 MALLARD CLOSE, DEEPING ST NICHOLAS, PE11 3ZP



£269,500 OFFERS OVER

"Detached home in rural village, ideal first time buy."

- MODERN FAMILY HOME
- EN-SUITE
- DETACHED SINGLE GARAGE
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LANDSCAPED GARDEN
- LOUNGE/ DINER
- OVERLOOKING WOODLAND
- FAMILY BATHROOM
- EPC ENERGY RATING C / COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Situated in the popular village of Deeping St Nicholas, conveniently located for both Market Deeping and Spalding, this modern three bedroom detached home offers well presented and spacious accommodation throughout.

The property briefly comprises a generous entrance hall, a contemporary kitchen/breakfast room, a lounge/diner with French doors opening onto the rear garden, and a downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, with an en-suite shower room to the principal bedroom, along with a family bathroom.

Externally, the property benefits from a well maintained landscaped rear garden complete with a summerhouse, as well as a detached single garage and off road parking.

3 Bedrooms 2 Bathroom 1 Reception








LOUNGE / DINER
WC
KITCHEN /
BREAKFAST
UP
BEDROOM 3
BEDROOM 1
DOWN
ENSUITE
BEDROOM 2
BATHROOM







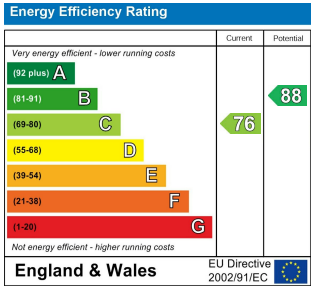


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29949134

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.

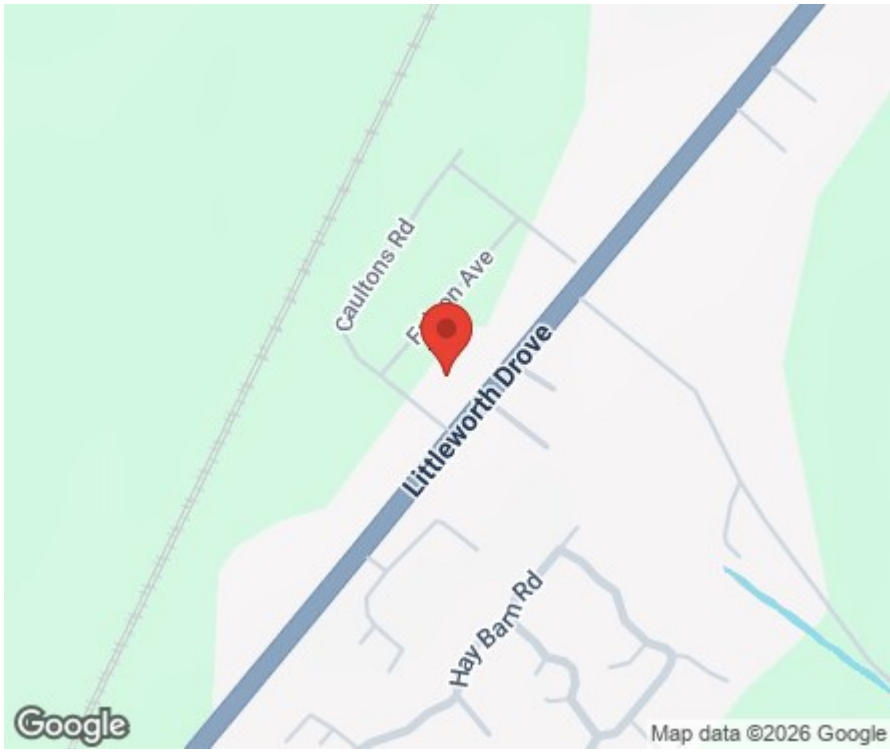
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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