Rosedale

SILVERBIRCH HOUSE MAIN ROAD, DEEPING ST NICHOLAS, SPALDING,

£525,000 OFFERS IN THE REGION OF

"Executive family home situated on an expansive plot."

- EXECUTIVE FAMILY HOME
- APROX 1/3 ACRE PLOT
- KITCHEN / DINING
- WARM ROOFED SUN ROOM
- SPACIOUS LIVING ROOM
- FOUR DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- UTILITY & DOWNSTAIRS CLOAKROOM
- EPC ENERGY RATING E / COUNCIL TAX BAND E

PROPERTY HIGHLIGHTS

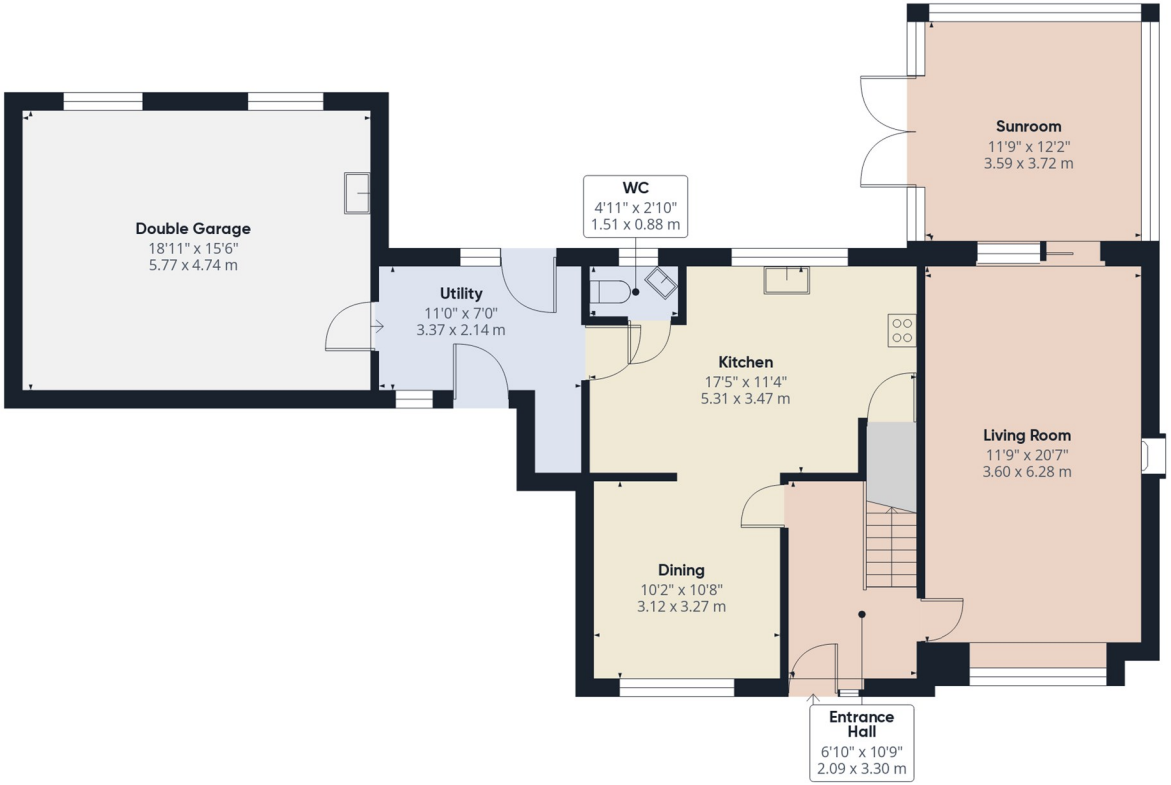
This impressive executive detached family home occupies a generous plot of approximately 1/3 of an acre, surrounded by beautifully established gardens and enjoying far-reaching field views to the rear, along with a picturesque outlook towards the village church. Ideally positioned for easy access to both Market Deeping and Spalding, the property offers substantial and beautifully presented accommodation throughout.

The welcoming entrance hall immediately sets the tone, featuring a striking oak staircase with contemporary glass balustrades. At the heart of the home is a stylish kitchen flowing seamlessly into the dining area, complemented by a spacious living room and an impressive sun room with a warm vaulted ceiling, creating a wonderful space in which to relax and entertain. A separate utility room and downstairs cloakroom complete the ground floor accommodation.

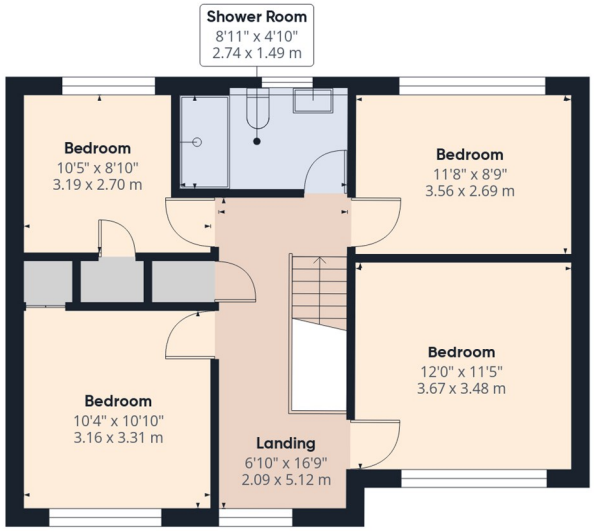
Upstairs, the property offers four generously proportioned double bedrooms alongside a beautifully appointed, modern refitted shower room.

Outside, the extensive landscaped gardens are a particular highlight, offering a wonderful sense of space and privacy, with established planting, a tranquil pond and charming summerhouse. Ample off-road parking leads to a double garage, while the open field views to the rear and attractive outlook towards the village church provide an idyllic backdrop to this exceptional family home.

4 Bedrooms 1 Bathroom 2 Reception



Floor 0



Floor 1

Approximate total area(1)

1796 ft²

166.8 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.

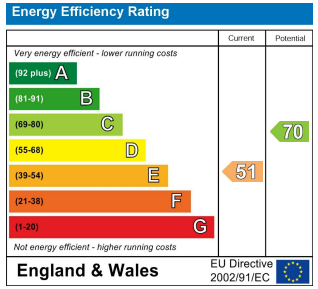
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

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.

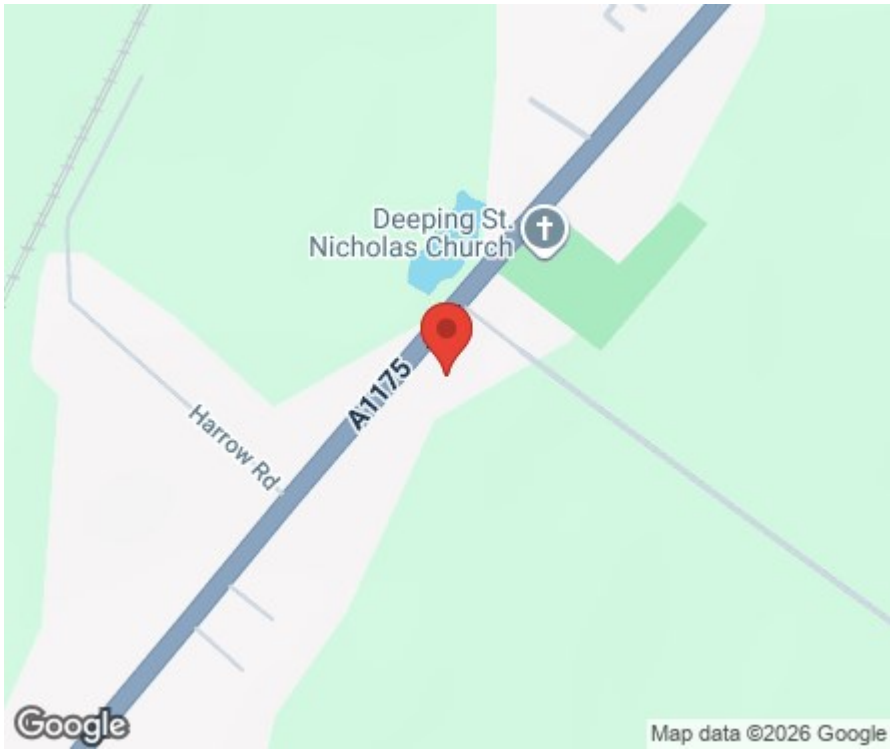
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



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