

Rosedale

82A EASTGATE, DEEPING ST JAMES, PE6 8HJ



£415,000 OFFERS OVER

"Attractive stone-built home on the banks of the River Welland."

- RIVERSIDE HOME
- STONE BUILT PROPERTY
- THREE BEDROOMS
- OPEN PLAN LIVING
- DOWNSTAIRS CLOAKROOM
- EN-SUITE
- JULIET BALCONY TO PRINCIPAL SUITE
- LANDSCAPED GARDEN
- AMPLE OFF ROAD PARKING
- EPC ENERGY RATING C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

This attractive stone-built property is situated in a desirable area, occupying a superb position on the banks of the River Welland with picturesque views from the rear.

The well-presented accommodation briefly comprises an entrance hall leading through to an impressive open plan kitchen / dining / living space, featuring a central island, roof lantern and French doors opening directly onto the landscaped garden, creating a fantastic space for both everyday living and entertaining. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further boasting an en-suite shower room and Juliet balcony enjoying delightful views across the garden and River Welland. There is also a further single bedroom and a modern family bathroom.

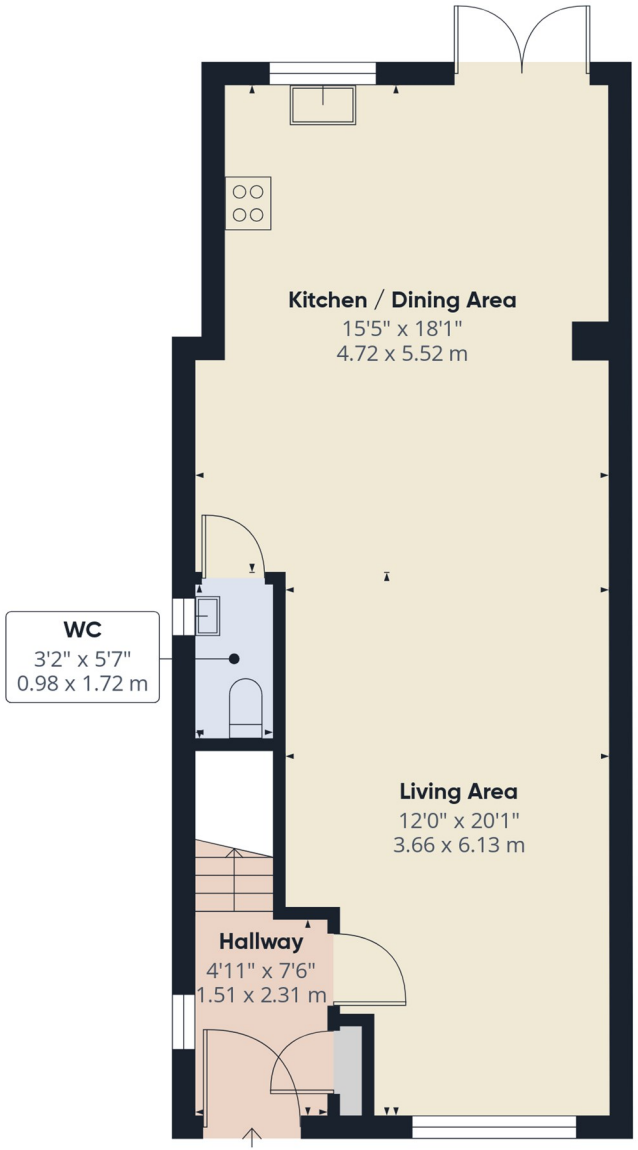
Externally, the beautifully landscaped rear garden is a particular feature of the property, with established planting and a glass-roofed veranda with an electrically operated retractable sun shade, creating an ideal space for alfresco dining. Further features include a timber-framed gazebo providing a sheltered seating area, two arbours, one positioned to enjoy views over the River Welland, and a summerhouse also overlooking the river. The garden is further complemented by a greenhouse and useful storage shed. To the front of the property, a block-paved driveway provides convenient off road parking.

3 Bedrooms 1 Bathroom 1 Reception

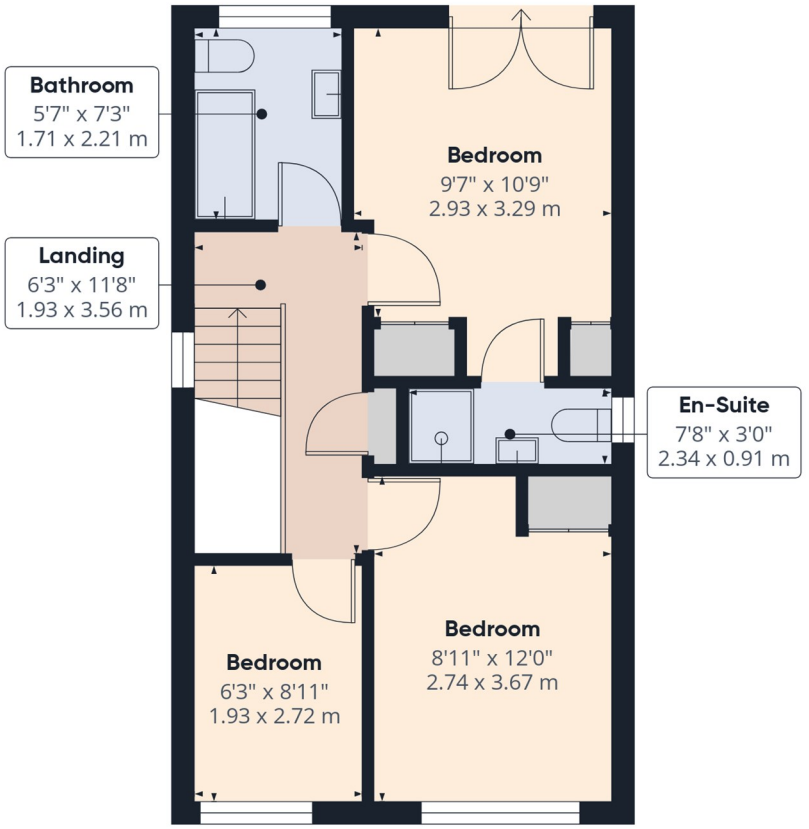




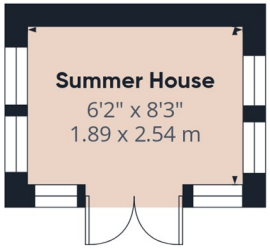




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1031 ft²

96 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




BUCCANEER

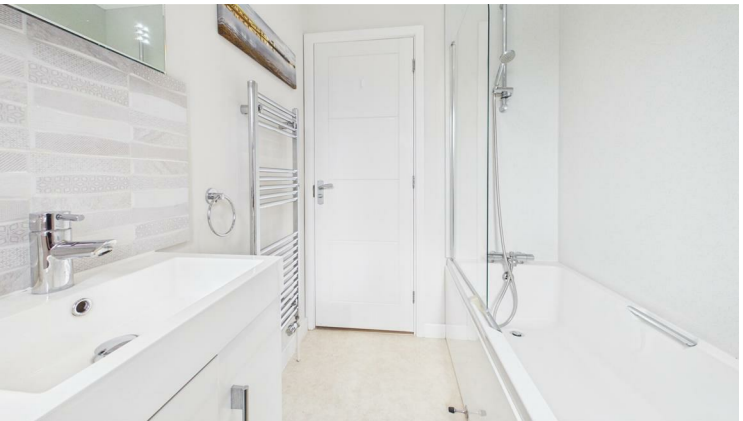


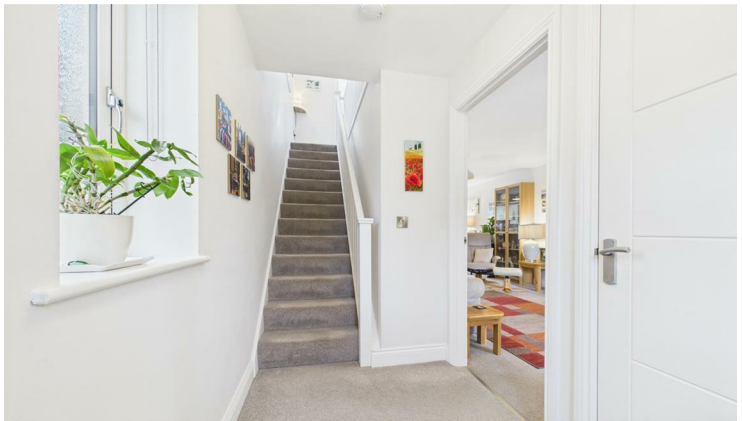












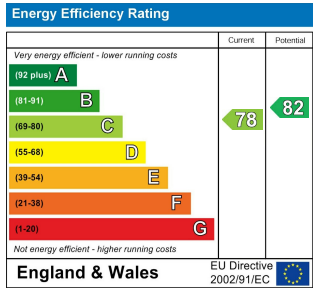


SERVICES & UTILITIES

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

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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