



55 BURCHNALL CLOSE, DEEPING ST JAMES, PE6 8TG



£285,000

"Detached family home ideal for first time buyers."

- DETACHED HOME
- DETACHED SINGLE GARAGE
- EN-SUITE
- LOUNGE WITH DOORS TO GARDEN
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUS STOP
- EPC ENERGY RATING D / COUNCIL TAX BAND D



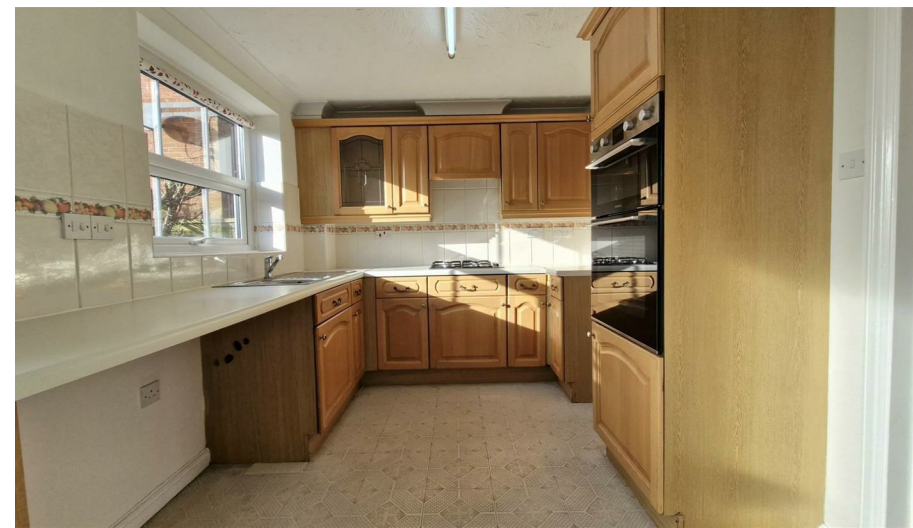
PROPERTY HIGHLIGHTS

This well presented three bedroom detached home is situated in a desirable location, conveniently positioned close to local schooling and amenities.

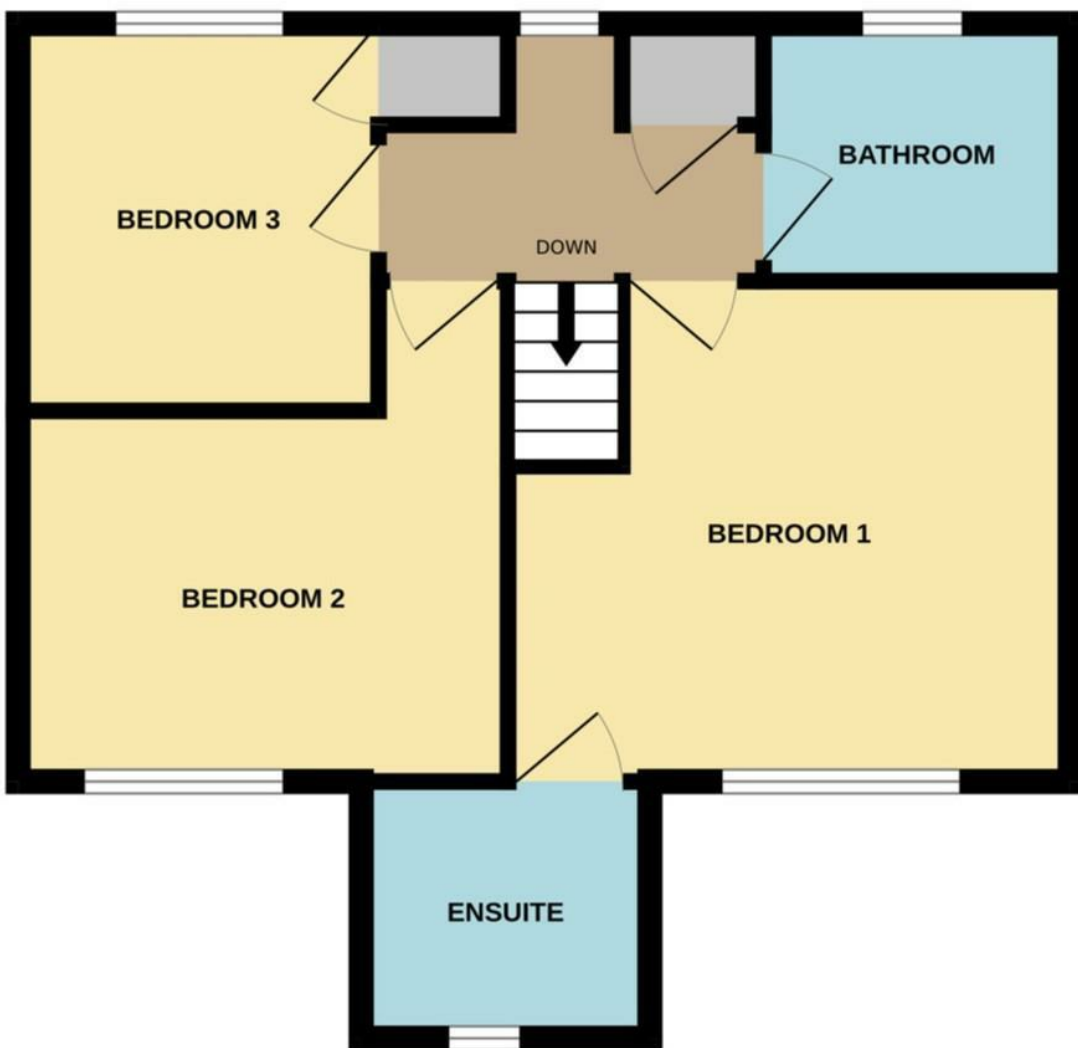
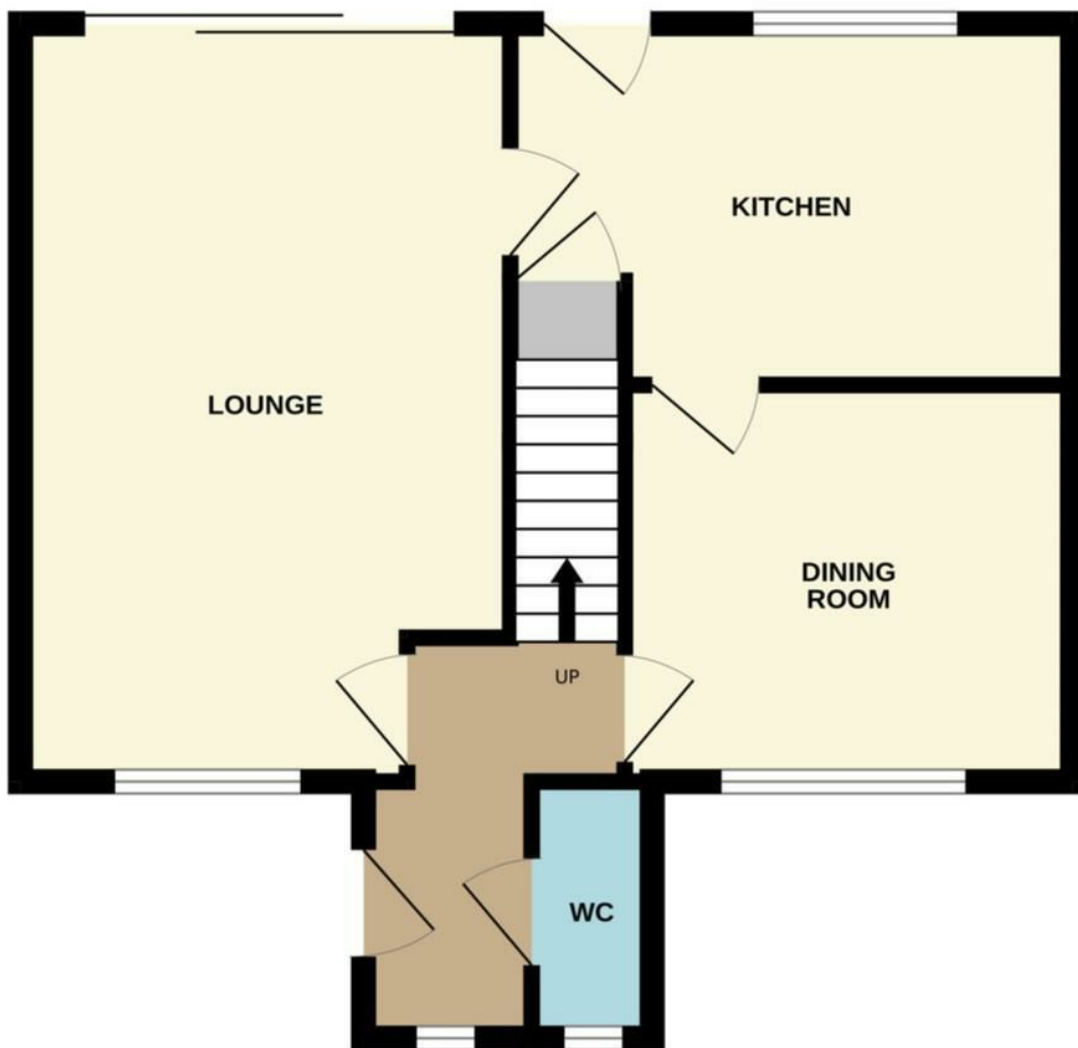
The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious lounge with patio doors opening onto the rear garden, fitted kitchen and a separate dining room.

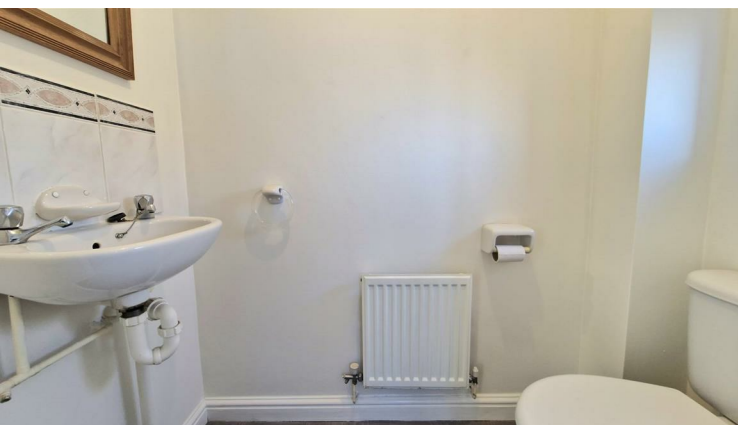
To the first floor are three well proportioned bedrooms, including a principal bedroom with recently refitted en-suite, along with a family bathroom.

Externally, the property benefits from an enclosed landscaped rear garden, off road parking and a detached single garage.



🛏 3 Bedrooms 🚿 2 Bathroom 🪑 2 Reception



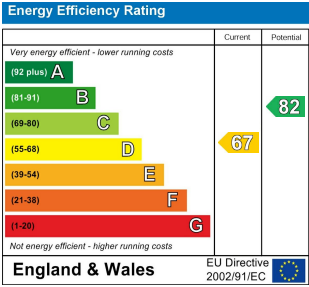


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: D

For the MATERIAL INFORMATION REPORT on this property select the link - 29918763

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.

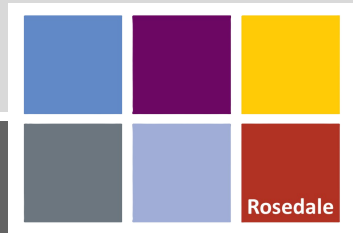
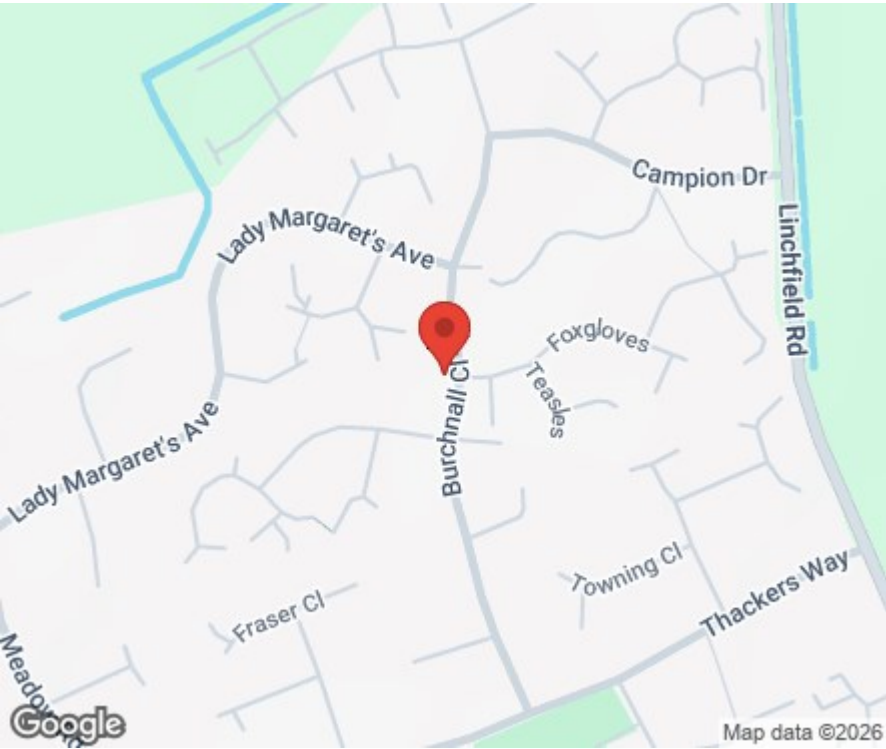
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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