

24 THE PARSLINS, DEEPING ST JAMES, PE6 8NQ



£365,000

"Spacious four bedroom detached family home benefitting from a one bedroom annexe"

- FOUR/FIVE BEDROOMS
- SELF CONTAINED ANNEXE
- GARAGE AND OFF ROAD PARKING
- CORNER PLOT
- REFITTED FAMILY BATHROOM
- MULTIPLE RECEPTION ROOMS
- IDEAL FAMILY HOME
- CONSERVATORY
- ESTABLISHED GARDENS FRONT AND REAR
- EPC ENERGY RATING C / COUNCIL TAX BAND C



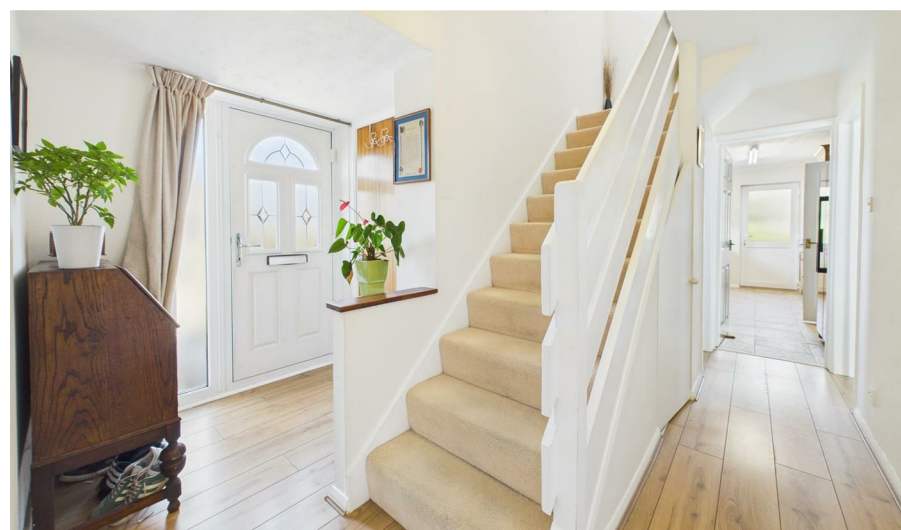
PROPERTY HIGHLIGHTS

This spacious four bedroom detached family home benefits from a one bedroom annexe, offering excellent versatility for multi-generational living or guest accommodation.

The main property briefly comprises a kitchen, dining room, living room and conservatory, with four bedrooms, three of which feature built-in wardrobes, and a family bathroom.

The annexe includes an open plan kitchen, dining and living area with French doors opening onto the garden, a double bedroom with built-in wardrobe, and a shower room.

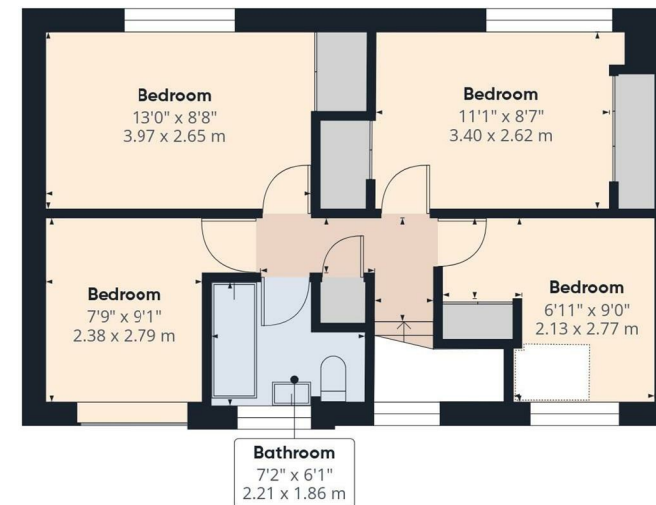
Externally, the property occupies a generous corner plot with established front, side and rear gardens, along with a garage and off road parking.



🛏 5 Bedrooms 🚿 2 Bathroom 🪑 3 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1747 ft²
162.4 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.

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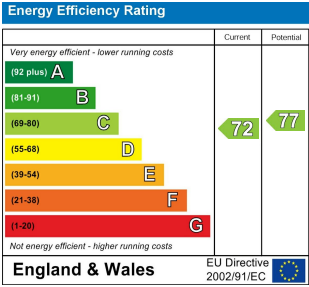


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 29978159

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.

