



33 TOWNGATE EAST, MARKET DEEPING, PE6 8DP



£510,000

"Period property offering generous accommodation"

- GRADE II LISTED PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- MANY CHARACTER FEATURES
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- FARMHOUSE STYLE KITCHEN
- LOW MAINTENANCE GARDEN
- FEATURE LANDING AREA
- VIEWING RECOMMENDED
- EPC EXEMPT / COUNCIL TAX BAND F

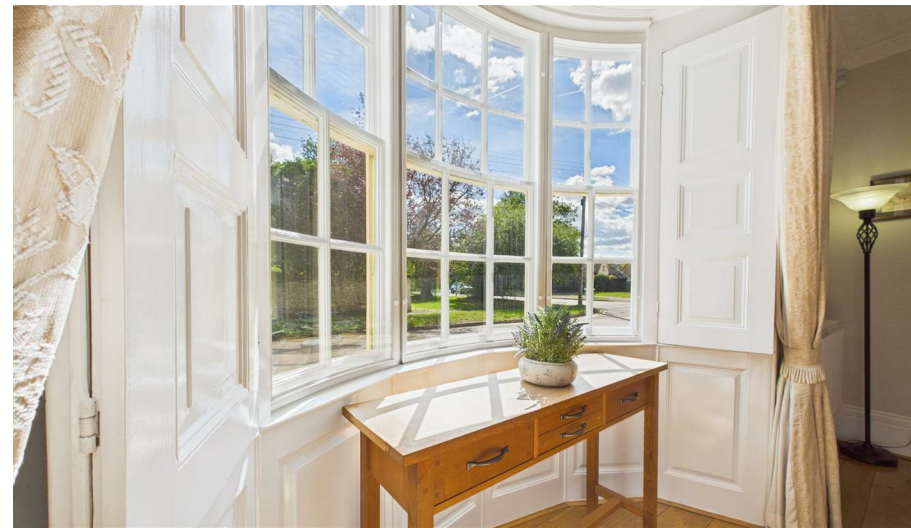


PROPERTY HIGHLIGHTS

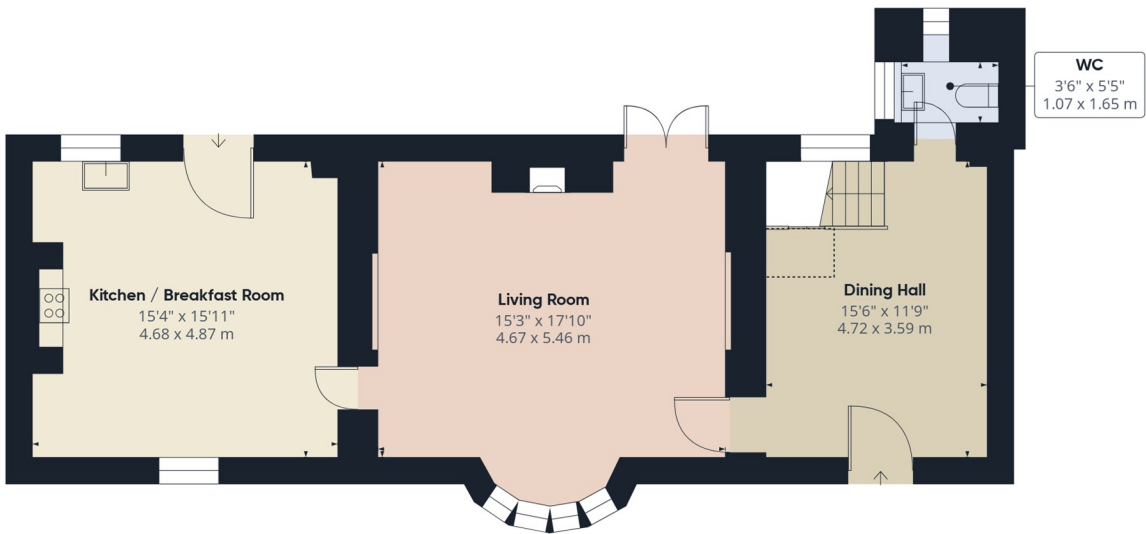
A commanding residence, Towngate Farm is a beautifully presented three-storey home offering an exceptional blend of period character and modern living.

Boasting four generous double bedrooms, three bathrooms, and three elegant reception rooms, the property provides spacious and versatile accommodation throughout.

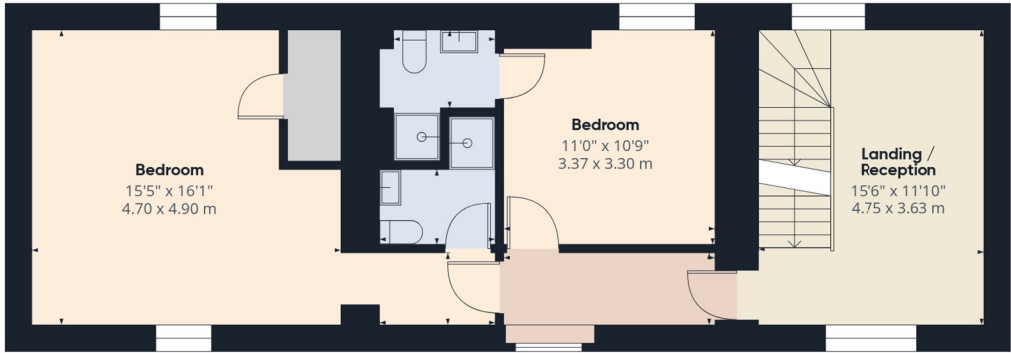
Rich in charm, with high ceilings and original features, this impressive home is complemented by a farmhouse-style kitchen, a double garage accessed via a shared courtyard, and an attractive, low-maintenance walled rear garden.



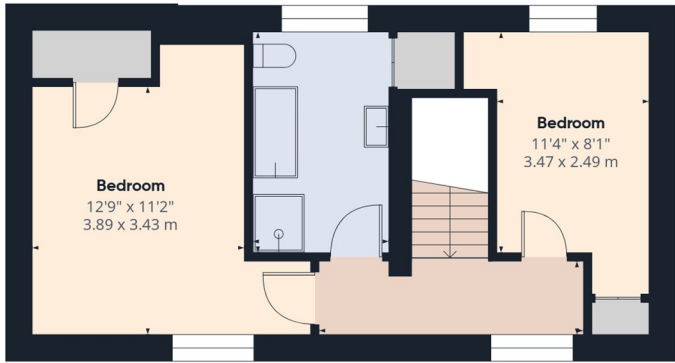
🛏 4 Bedrooms 🚿 3 Bathroom 🪑 2 Reception



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1860 ft²
172.9 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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:** F

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30126806

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.

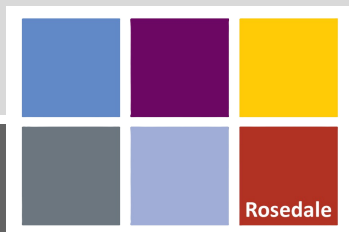
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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