

Rosedale

4 PRESTLAND, MARKET DEEPING, PETERBOROUGH, PE6 8DT



£365,000

"Detached family home in desirable sought-after cul-de-sac."

- DETACHED FAMILY HOME IN SOUGHT-AFTER CUL-DE-SAC
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SHOWER ROOM ON EACH FLOOR
- SPACIOUS KITCHEN / BREAKFAST ROOM WITH SERVING HATCH
- SEPARATE DINING ROOM WITH ACCESS TO GARDEN
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- MODERN FAMILY SHOWER ROOM
- INTEGRAL SINGLE GARAGE WITH UP-AND-OVER DOOR
- MATURE FRONT AND REAR GARDENS
- EPC ENERGY RATING D // COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

Situated in a desirable cul-de-sac location, within easy reach of local schooling and amenities, this spacious four bedroom detached family home offers generous and versatile accommodation throughout, with excellent potential for further improvement and modernisation.

The accommodation briefly comprises an entrance hall, a spacious living room with French doors opening into a separate dining room, which enjoys direct access to the rear garden. There is also a generously sized kitchen/breakfast room with a door providing access to the side of the property, a convenient ground floor shower room and an integral garage. Upstairs, there are four well-proportioned bedrooms and a modern family shower room.

Externally, the property benefits from a driveway providing off road parking, together with mature front and rear gardens offering plenty of outdoor space to enjoy.

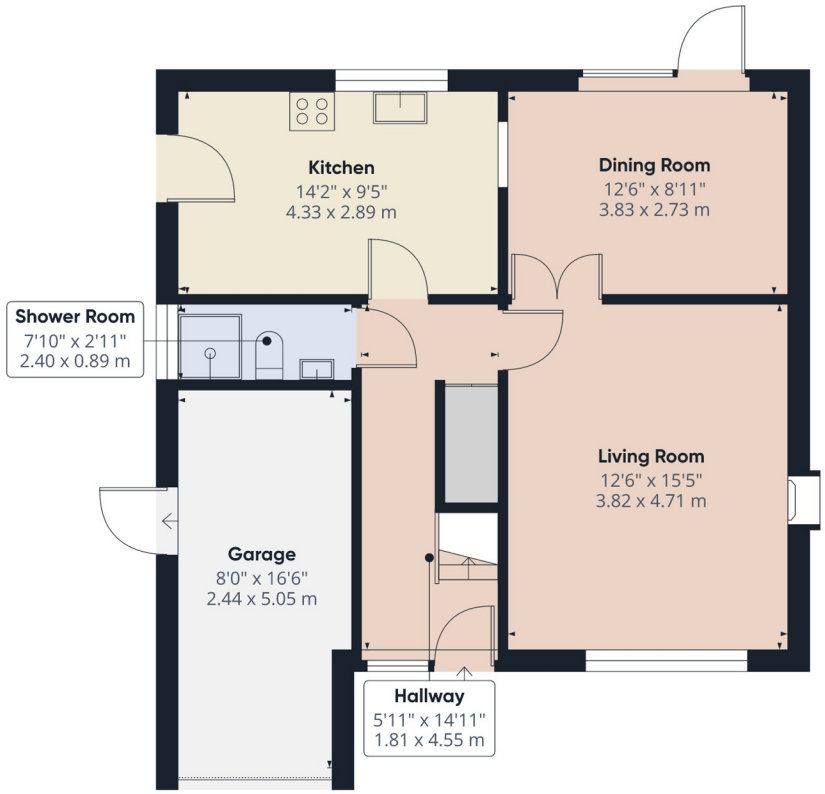
This property presents a fantastic opportunity for buyers looking to put their own stamp on a spacious family home in a sought-after residential location.

4 Bedrooms 2 Bathroom 2 Reception

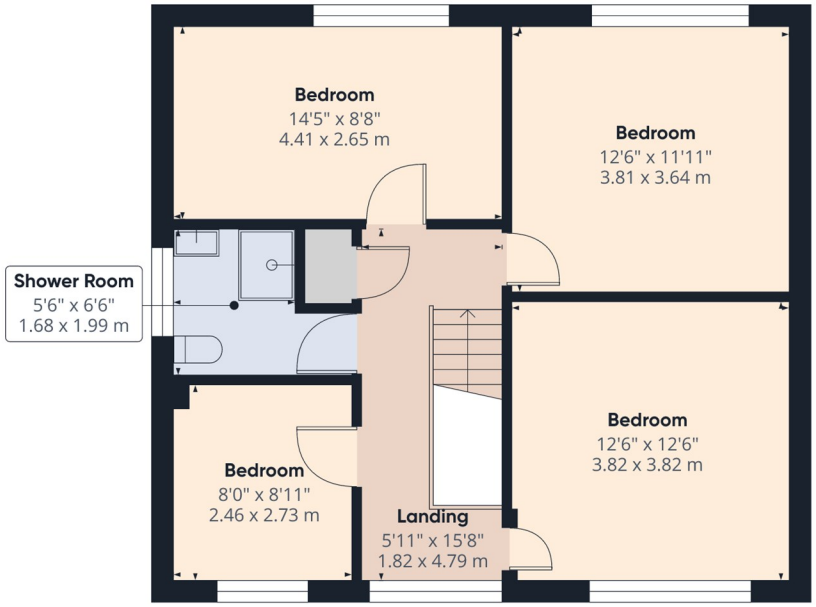








Floor 0



Floor 1



Approximate total area(1)

1312 ft²

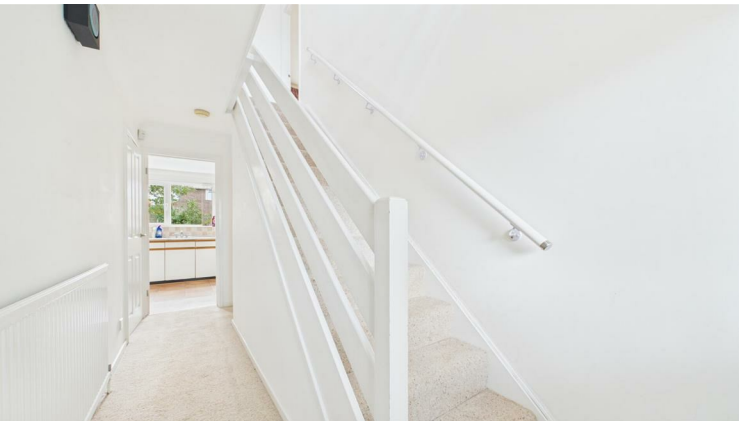
121.8 m²

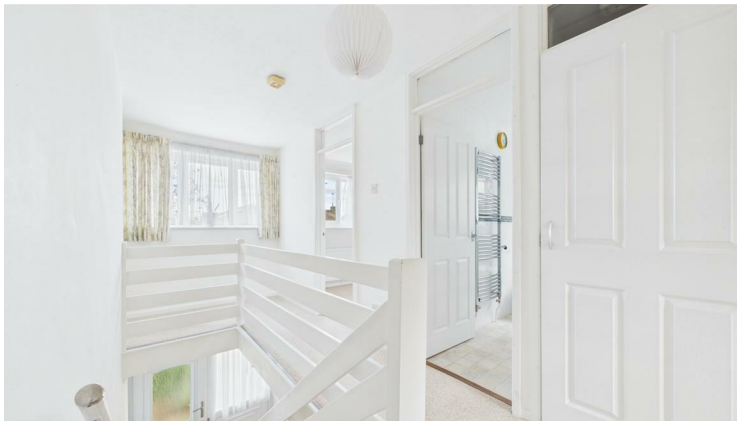
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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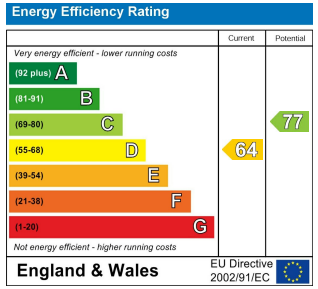


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

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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