

For Sale – 45 Horsegate, Deeping St James, Lincolnshire, PE6 8EW

Guide Price - £200,000

- Three Bedroom Detached House
- Private Garden and Off Road Parking
- Potential for Re-Development (Subject To Gaining Planning Permission)
- Approximately 0.11 Acres (0.05 Hectares)
- EPC Rating E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Location

45 Horsegate is located in Deeping St James approximately one mile east of the centre of the market town of Market Deeping, eight miles south of Bourne and nine miles north of the city of Peterborough. The postcode for the property is PE6 8EW. What3words: taker.choppers.backpacks

Description

45 Horsegate is a detached two storey property of painted stone and brick construction beneath a terracotta pan tile roof, with central heating throughout. The windows are a mixture of wood, metal and uPVC frames. Accommodation comprises:

On the Ground Floor:

Entrance Hallway – 3.71m x 3.27m. Door to kitchen. Door to Sitting Room.

Kitchen – 3.01m x 2.96m, range of wall and base units, sink and drainer, integrated oven and hob and extractor fan. Door to Hallway. Door to Garden Room.

Garden Room with plumbing for washing machine and dishwasher.

Hallway - 2.42m x 1.20m. Door to Bathroom. Door to Bedroom 1.

Bathroom - 1.59m x 2.36m, Bath with over shower, wash hand basin and WC

Bedroom 1 – 5.05m x 3.10m. Door to Car Port.

Sitting Room – 3.98m x 4.04m (max) 2.96m (min). Sliding doors to Dining Room:

Dining Room – 3.05m x 4.23m. Wooden staircase leading to first floor. Door to Rear Porch.
Rear Porch.

On the First Floor:

Bedroom 2 – 4.13m x 3.65m (max) 3.16m (min)

Bedroom 3 – 4.06m x 3.72m (max) 2.64m (min)

Outside:

Driveway leading to off road parking. Car port. Large rear garden, with shrubbery.

Planning

All planning enquiries to South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT. Tel: 01476 406040.

Services

Mains water, sewerage and single phase electricity are connected to the property. Central heating is via a recently installed gas boiler with new radiators to the first floor. We are informed the property was rewired in 2016.

Exchange and Completion

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Sellers' Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details. There is a right of way over the driveway in favour of 45a. There is an electricity wayleave payment received in favour of the property.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership.

Exclusivity Agreement

The Buyer will enter into an Exclusivity Agreement at acceptance of the offer, in the sum of £10,000, which would be deducted from the sale price, subject to completion taking place by 31st December 2024. A copy of the Exclusivity Agreement is available to view from the Sellers' Agent.

Anti Money Laundering

Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Viewings

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

Sellers' Solicitor

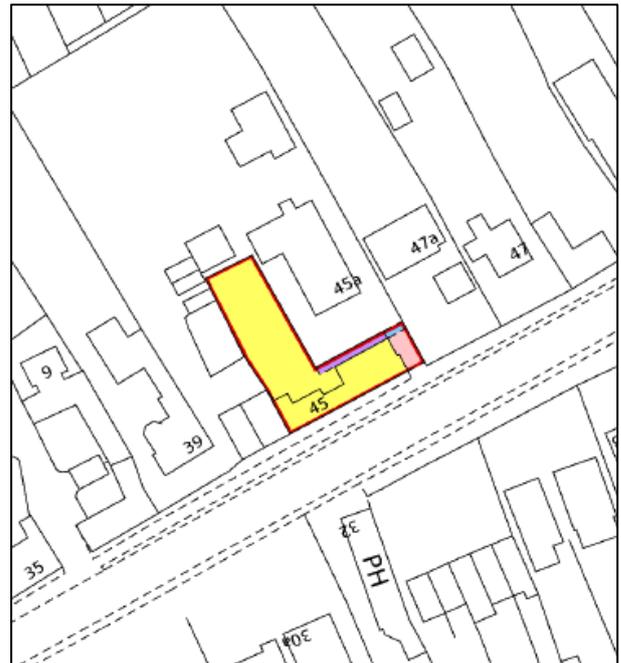
Emma Cook, Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR, Tel: 01775 842646 Email: emmacook@roythornes.co.uk

Sellers' Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire, PE6 9QB Tel: 01778 700194 Email: enquiries@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Not to scale, for identification purposes only.