



Barley Grove, Deeping St. Nicholas



Barley Grove, Deeping St. Nicholas
Spalding, Lincolnshire, PE11 3UR

Guide Price **£330,000**

Newton Fallowell are proud to offer for sale in the Village of Deeping St Nicholas this four bedroom detached house backing onto open fields. The property briefly comprises of an entrance hall with WC, a bay fronted lounge, separate dining room and a kitchen breakfast room leading to a utility room. To the first floor the master bedroom benefits from an en-suite and fitted wardrobes and there are three further bedrooms and a family bathroom. Externally there is a block paved driveway leading to the single garage and the rear garden has a patio seating area, a well kept lawn and views out over the countryside. Early viewing is essential to avoid missing out.



Entrance hall

Radiator, laminate flooring, coving to ceiling. Stairs to first floor with under stairs storage cupboard.

WC

Fitted with two piece suite comprising of a corner wash basin with tiled splashback and low-level WC, radiator, tiled flooring, coving to ceiling. PVCu double glazed window to the front.

Lounge

17'8" x 14'2" (max) (5.41 x 4.32 (max))

PVCu double glazed bay window to the front, coal effect electric fire set in ornate surround, radiator, coving to ceiling, double doors to:

Dining room

13'1" x 9'3" (4.01 x 2.84)

PVCu double glazed patio doors to garden, door to kitchen. Radiator, dado rail, coving to ceiling.

Kitchen / breakfast

13'6" x 9'1" (4.14 x 2.79)

Fitted with a matching range of base and eye level units with plumbing for dishwasher, space for fridge/freezer, built-in electric double oven, built-in hob with extractor hood over. Two PVCu double glazed windows to the rear, radiator, tiled flooring, coving to ceiling with recessed spotlights. Door to:

Utility room

8'5" x 5'8" (2.59 x 1.75)

Fitted with a matching range of eye level units with worktop space over, extractor fan, plumbing for washing machine, space for tumble drier PVCu double glazed window to the rear, radiator, tiled flooring, coving to ceiling. Part double glazed door to garden, door to garage.

First floor landing

Radiator, coving to ceiling, access to loft, built-in airing cupboard. Doors to:

Bedroom one

12'0" x 11'10" (3.68 x 3.61)

PVCu double glazed bay window to the front, two built-in double wardrobes, radiator, coving to ceiling, door to:

En-suite

Fitted with three piece suite comprising of a tiled shower cubicle, wash hand basin, low-level WC and heated towel rail, extractor fan, tiled surround. PVCu double glazed window to the side, ceiling with recessed spotlights.

Bedroom two

13'1" x 9'6" (3.99 x 2.92)

Two PVCu double glazed windows to the rear, two radiators, coving to ceiling.

Bedroom three

10'7" x 7'1" (3.25 x 2.18)

PVCu double glazed window to the front, radiator, coving to ceiling, over stairs storage cupboard.

Bedroom four

10'0" x 7'1" (excluding recess) (3.07 x 2.18 (excluding recess))

Pvcu double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with three piece suite comprising of a bath with shower over, wash hand basin with base cupboard and low-level WC. Extractor fan, PVCu double glazed window to the side, radiator, coving to ceiling.

Outside

To the front of the property there is a block paved driveway leading to the single garage. The rear garden backs onto open fields and features a patio and decked seating areas, a well kept lawn, mature borders and raised beds.

Single garage

17'1" x 8'7" (5.23m x 2.64m)

With up and over door, power and light connected.



Agents note

Solar Panels, were installed in February 2012, are on a 25 year lease through Ecovision. The property benefits from the use of the electricity generated and Ecovision benefit from the feed in tariff. The property has oil fired central heating.

EPC

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Disclaimer

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