



Total area: approx. 214.7 sq. metres (2310.6 sq. feet)



**Orchard Bungalow, Main Road, Deeping St. Nicholas, Spalding  
Lincolnshire PE11 3EN**

**Price £575,000 Freehold**

~ FANTASTIC INDIVIDUALLY DESIGNED 2,500 sq ft DETACHED BUNGALOW, NESTLED WITHIN ITS SURROUNDING BEAUTIFUL GROUNDS ~

This standalone bungalow is truly stunning with its long and sweeping driveway, allowing you to take in the landscaped gardens surrounding this graceful property. Orchard bungalow originally started its life as an apple store, but was then converted in the 1950's to a bungalow, then subsequently extended in the 1970's creating additional rooms, such as the study, utility room and the triple aspect lounge.

Internally the spacious entrance hall has doors arranged off to the extended triple aspect lounge, which comes with its focal feature Inglenook fireplace and multi-fuel burner. Then continuing onto the beautiful solid wood open plan kitchen/diner, having a separate garden room adjacent. From the main hallway are the separate utility room and study, and then through an inner hallway to bedroom one and its three piece shower room opposite. Moving further into the property is another hallway with its own front door, along with the three further bedrooms and the four piece family bathroom suite, (Note : This part of the bungalow could be an ideal separate annex if needed).

The property benefits from having a wraparound garden, a separate garden shed and workshop with power and lighting, along with numerous seating areas and a vast amount of off-road parking to the front, side and rear of the dwelling; with the detached double garage being access via double security gates.

The property is within walking distance of Deeping St Nicholas's local shops, and is also within close proximity to the local Farm Shop and Restaurant, Primary School and has fantastic road links connecting you to Market Deeping, Peterborough, Stamford and Spalding where all the major town amenities can be found.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	70
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
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A (92 plus)	70
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
England & Wales EU Directive 2002/91/EC	

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Through the UPVC obscured double glazed front door, into the:-

**ENTRANCE HALL :**  
15'4" x 15'0" (4.67m x 4.57m)

Real wood flooring, radiator, power points, skimmed and coved ceiling, internal French doors through to the:-

**TRIPLE ASPECT LOUNGE :**  
30'0" x 23'8" (9.14m x 7.21m)



Having two UPVC double glazed windows to the front, UPVC double glazed window to the side, UPVC double glazed French doors to the side, complementing the lounge is the impressive Inglenook fireplace with its multi-fuel burner and lights, radiator, real wood floor, power points, telephone point, TV points, wall lights, skimmed and coved ceiling.

**STUDY :**  
6'0" x 8'4" (1.83m x 2.54m)

UPVC double glazed window to the rear, radiator, power points and a door leading to the utility room and cloakroom.

**CLOAKROOM & UTILITY ROOM :**

UPVC obscured double glazed window to the rear, W.C with a push button flush, half height tiled walls, tiled floor, radiator.

Base units with a work surface over, sink with a mixer tap over, space and plumbing for a washing machine, space and points for a timber dryer, loft access.

**DOUBLE ASPECT KITCHEN :**  
20'0" x 16'8" (6.10m x 5.08m)



UPVC double glazed windows to the front and rear, wooden stable door opening up to the Garden Room, solid wood base and eye level units with a work surface over, sink and drainer with a mixer tap over, a double Range with double oven and a five burner gas hob with a Smeg extractor hood, integrated dishwasher, integrated fridge, American fridge/freezer, consumer unit, radiator, power points, tiled splash-back's, airing cupboard with shelving and separate loft access.

**DOUBLE ASPECT GARDEN ROOM :**  
14'1" x 7'4" (4.29m x 2.24m)

UPVC double glazed windows to the side and rear, UPVC double glaze door to the side, radiator, power points, boiler room.

**HALLWAY :**  
Real wood flooring, power points, radiator.

**BEDROOM ONE :**  
14'4" x 11'7" (4.37m x 3.53m)

UPVC double glazed bay window to the rear with a window seat, real wood flooring, radiator, power points, TV point, skimmed and coved ceiling, built-in wardrobes.

**SHOWER ROOM :**  
UPVC obscured double glazed window to the front, a fully tiled shower cubicle with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, W.C with a push button flush, radiator, pedestal wash basin with taps over, wall mounted mirror with inset LED lights, shaver point, fully tiled walls and floor, skimmed ceiling with inset spotlights and an extractor fan.

**SECOND ENTRANCE HALL :**  
Having a composite obscured double glazed door, UPVC double glazed window to the side, real wood flooring, radiator, power points.

Note : there is the potential to convert this to a self-contained annex if needed, currently having three bedrooms and a four piece bathroom suite; which could convert to one bedroom, a separate lounge, kitchen and its own bathroom and front door.

**FOUR PIECE BATHROOM SUITE :**  
Having two UPVC obscured double glazed windows to the

front, bath with a telephone style mixer tap and a handheld mixer tap shower over, a separate shower cubicle with an electric mixer shower over, wash basin with taps, radiator, W.C, fully tiled walls, shaver point, tiled floor, inset spotlights with mounted light.

**BEDROOM TWO :**  
13'2" x 13'0" (4.01m x 3.96m)

Being double aspect with UPVC double glazed windows to the side and rear, real wood flooring, radiator, power points, TV point and skimmed and coved ceiling.

**BEDROOM THREE :**  
12'5" x 12'1" (3.78m x 3.68m)

UPVC double glazed window to the rear, radiator, power points, TV point, real wood floor, skimmed and coved ceiling.

**BEDROOM FOUR :**  
9'6" x 9'3" (2.90m x 2.82m)

Double aspect with UPVC double glazed windows to the front and side, real wood flooring, radiator, power points, skimmed and coved ceiling.

**EXTERIOR :**  
The property is comfortably positioned on a good sized non-estate plot, with hedging to the front, panel fencing to the sides and a double five bar gate opening up to a vast amount of off-road parking. The off-road parking is laid to gravel and continues to the left of the dwelling, which then leads through further double wooden gates onto further secure parking spaces and the double garage. The front garden is predominately laid to lawn and benefits from having outside lighting and a storm porch to one of the front doors. A concrete path leads around the property where there is a sunken pond with a water feature. Then continuing to the rear garden, which is enclosed by low-level panel fencing and mature hedging; again the garden is predominately laid to lawn with a gravelled

seating area, a greenhouse, an outside tap, with the oil tank then being positioned behind the workshop. The rest of the rear garden is predominately laid to lawn and has a raised decking seating area, a further outside tap, a patio seating area and a gate leading back round to the off-road parking where your double garage is located.

**WORKSHOP :**  
16'7" x 12'3" (5.05m x 3.73m)

With wooden single glazed French doors to the front, wooden single glazed window to the rear, power and lighting connected and an adjacent storage room.

**Storage Room :**  
12'2" x 7'5" (3.71m x 2.26m)

**STORAGE SHED :**  
12'2" x 7'5" (3.71m x 2.26m)

Having a single glazed wooden window to the side and a wooden door to the front, consumer unit and lighting connected.

**DOUBLE GARAGE :**  
19'8" x 16'4" (5.99m x 4.98m)

Having an electric remote controlled up and over door, UPVC double glazed window to the side, UPVC double glazed door to the side, consumer unit and power points.

**AGENTS NOTE :**  
Since moving into the property the current owners have built a new garage, fitted new windows and doors, replaced the septic tanks and soakaways, upgraded the plumbing system and installed a new main consumer unit.

**SERVICES :**  
Council Tax Band - E (subject to change)  
Energy Efficiency Rating - F  
Oil Heating  
Mains Water

<b>Viewing Arrangements</b>			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
<b>Offer Procedure</b>			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
<b>Mortgage Advice</b>			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
<b>Legal Fees</b>			
Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.  
These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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