



**3 Church Council House Main Road, Deeping St. Nicholas, Spalding  
Lincolnshire PE11 3EU**

**Price £230,000 Freehold**

Morriss and Mennie Estate Agents are pleased to offer For Sale this EXTENDED SEMI-DETACHED PROPERTY, offering three bedrooms, two reception rooms and open field views to the rear.

Internally the separate entrance hall has stairs leading off to the first floor accommodation, with a door leading through to the modern REFITTED DOWNSTAIRS SHOWER ROOM, having a further door opening up to the lounge. Then continuing on to the OPEN PLAN REFITTED KITCHEN/BREAKFAST ROOM with its modern log burner and bi-folding doors opening out to the rear garden. Completing the downstairs accommodation is the EXTENDED GARDEN ROOM. The first floor landing has doors arranged off to three good size bedrooms, with bedroom one benefiting from a dressing area.

To the outside the property offers a vast amount of off-road parking for numerous vehicles, which continues to the larger than average garage. A pedestrian gate accesses the private and enclosed rear garden, with views over the rural fields.

The property is within walking distance of Deeping St. Nicholas's shop and is a short drive to the local Primary School and Vine Farm Shop & Restaurant, with Spalding being approximately a 5 minute drive where all the major amenities can be found, along with the A16 being a 5 minute drive connecting you to Boston, Stamford and Peterborough.



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