



Hay Barn Road, Deeping St. Nicholas SPALDING
£240,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Semi Detached House
- Kitchen/Breakfast Room
- Separate Dining Room
- Utility Room

Accommodation Includes

Front door to:

Entrance Porch

Internal door leading to hallway.

Entrance Hall

Radiator, stairs to first floor and landing,

Downstairs Cloakroom

Comprising of wash hand basin, low level WC, radiator.

Lounge

2.96m x 5.13m (9'8" x 16'10"). Window to front, radiator, French doors leading to the rear garden.



Dining Room

2.69m x 2.76m (8'10" x 9'). Glazed French doors from hallway, radiator, window to front, laminate flooring.

Kitchen Breakfast Room

3.39m x 2.72m (11'1" x 8'11"). Fitted with a range of base and eye level units, worktops over, stainless steel sink with mixer tap, built in oven with gas hob and extractor fan, space for fridge freezer, plumbing for dishwasher, radiator, Breakfast bar, window to rear.

Utility Room

2.18m x 1.19m (7'2" x 3'11"). Stainless steel sink, plumbing for washing machine, base and eye level units, under stair storage space, radiator.

Stairs to First Floor and landing

Loft access with ladder, and gas central heating boiler, airing cupboard, doors to:

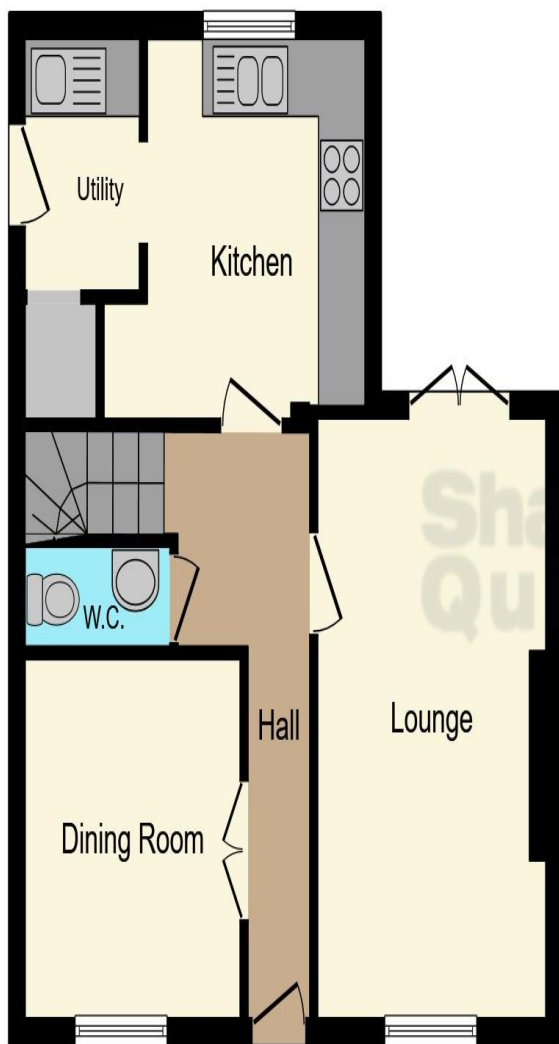
Master Bedroom

3.82m x 5.15m (12'6" x 16'10"). Window to front and rear, radiator, Dressing area leading to:

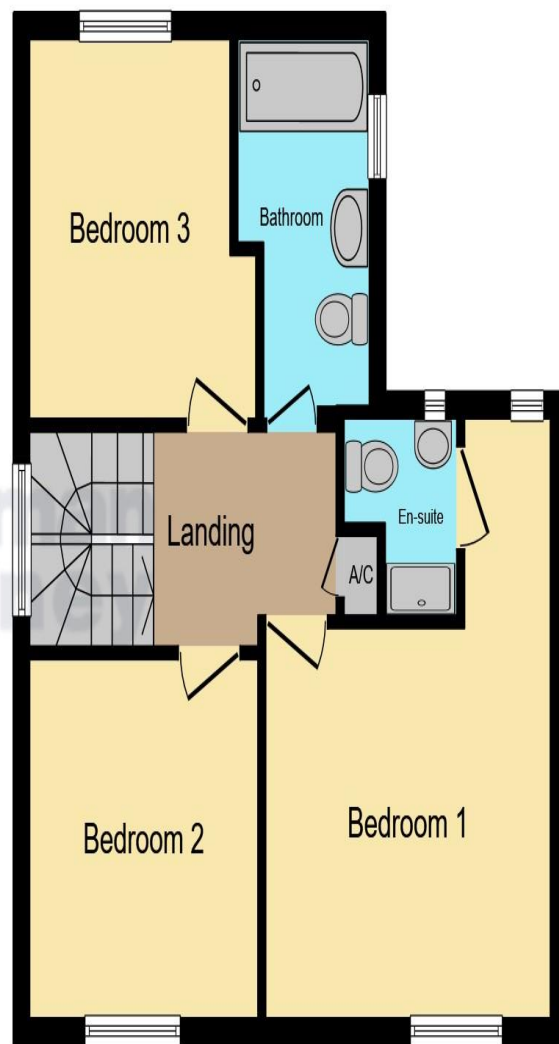
En-suite

Fitted with a three piece suite comprising WC, shower cubicle and sink with storage underneath. Heated towel rail, window.





Ground Floor



First Floor

Bedroom Two
2.81m x 2.96m (9'2" x 9'8"). Window to front, radiator.

Bedroom Three
2.95m x 2.86m (9'8" x 9'4"). Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising panel bath, shower, low level wc and wash basin with cupboard below, window to side.

Outside
To the front of the property there is a lawn with borders and pathway leading to the front door. The rear garden is laid to lawn, with decking, and enclosed with timber fencing. To the rear of the property there is a garage in a separate block, with parking in front for two vehicles. The garage has power and light, eaves storage space and metal up and over door.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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