



Woodbank, Deeping St Nicholas, Spalding
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Detached Family Home
- Separate Dining Room
- Garden Room
- Master En Suite
- Double Garage

Accommodation Includes

Front door to:

Entrance Hall

Wood effect flooring, radiator, stairs to first floor and landing.

Cloakroom

Two piece suite comprising wc, and wash hand basin, radiator, wood effect flooring, window to front.

Lounge

7.77m x 3.61m (25'5" x 11'10"). Box bay window to front aspect, contemporary remote control gas fire, archway leading to Dining Room and patio doors leading to:



Garden Room

3.87m x 3.79m (12'8" x 12'5"). PVCu and brick built construction, power points, tiled flooring, French doors opening to rear garden and patio area.

Dining Room

3.48m x 4.16m (11'5" x 13'7"). Radiator, window to rear aspect, archway to lounge.

Kitchen Breakfast Room

4.33m x 3.25m (14'2" x 10'8"). Comprising a range of modern base and eye level units with worktops over, stainless steel sink with mixer tap, space for range cooker, curved extractor hood over, integrated fridge/freezer, integrated dishwasher, cupboard underlighting, radiator window to rear aspect, door to:

Utility Room

2.21m x 3.17m (7'3" x 10'4"). Comprising of a range of base and eye level units with worktops over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, window to side aspect, door to side aspect, courtesy door leading to double garage.

Stairs to First Floor and Landing

Window to front aspect, radiator, airing cupboard.

Master Bedroom

4.30m x 3.65m (14'1" x 11'11"). Window to rear aspect, triple fitted wardrobe with full length mirrored doors, radiator, door to:

En Suite

Comprising shower cubicle and rainfall shower over, wash hand basin, wc, wood effect flooring, heated towel rail, window to front.





Ground Floor

First Floor

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Bedroom Two
3.27m x 3.47m (10'8" x 11'4"). Radiator, wood effect flooring, window to rear, loft access.

Bedroom Three
3.25m x 4.16m (10'8" x 13'7"). Wood effect flooring, radiator, window to rear.

Bedroom Four
2.56m x 2.28m (8'4" x 7'5"). Window to front aspect, wood effect flooring, radiator.

Family Bathroom
Modern suite comprising oval shaped sunken bath, wash hand basin, wc, tiled flooring, heated towel rail.

Outside
To the rear the spacious and impressive garden is mainly laid to lawn with a combination of plants and borders, mature trees, fruit trees and shrubs enclosed by timber fencing with side gate access to both sides. To the front the garden is laid to lawn with a double width driveway leading to a double garage with two electric roller doors.

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