



Haywain Drive, Deeping St. Nicholas, SPALDING  
**OIEO £429,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Executive Detached Home
- Master En Suite with Dressing Room
- En Suite Guest Bedroom
- Refitted Bathroom
- Study

## Accommodation Includes

### Entrance Hall

Wood effect flooring, radiator, stairs to galleried landing, understairs storage cupboard, radiator, part vaulted ceiling.

### Study

4.33m x 2.49m (14'2" x 8'2"). Wood effect flooring, window to front aspect, radiator.

### Dining Room

3.13m x 3.38m (10'3" x 11'1"). Wood effect flooring, radiator, French doors opening to landscaped gardens to the rear.

### Lounge

4.27m x 4.92m (14' x 16'1"). Wood effect flooring, windows to front and rear aspects, radiator, feature cast fireplace surround with LPG fire inset.



### Kitchen Breakfast Room

3.74m x 4.94m (12'3" x 16'2"). Featuring a range of base and eye level units with worktops over and breakfast bar area, integrated eye level double oven, induction hob with extractor fan, integrated dish washer, sink with mixer tap, space for fridge freezer, radiator.

### Utility Room

2.10m x 2.58m (6'10" x 8'5"). Comprising a range of base and eye level units with worktops over, sink with mixer tap, radiator, plumbing for washing machine, space for tumble dryer, door to side.

### Cloakroom

Two-piece suite comprising wc, pedestal wash hand basin, radiator, window to side.

### Stairs to First Floor and Galleried Landing

Radiator, loft access, Velux window to front aspect.

### Dressing Room

2.04m x 2.04m (6'8" x 6'8"). Leading to the master bedroom, window to front aspect, double wardrobe, radiator.

### Master Bedroom

5.47m x 2.95m (17'11" x 9'8"). Window to front aspect, vaulted ceiling, two radiators, door leading to:

### Master En-Suite

Comprising wc, wash hand basin in vanity unit, walk in shower cubicle with rain shower over, heated towel rail, velux window.

### Bedroom Two

4.93m x 4.29m (16'2" x 14'1"). Window to front and rear aspect, radiator, built in double wardrobe, door to:





**Ground Floor**



**First Floor**

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### En-Suite

Refitted three-piece suite comprising wc, wash hand basin set in vanity unit, shower cubicle with rain shower over, velux window.

### Bedroom Three

4.00m x 3.23m (13'1" x 10'7"). Window to rear aspect, radiator, built in wardrobe.

### Bedroom Four

2.69m x 2.67m (8'10" x 8'9"). Window to rear aspect, built in double wardrobe.

### Family Bathroom

Three - piece suite comprising panel bath, wc, wash basin set in vanity unit, heated towel rail, airing cupboard, velux window.

### Outside

Located at the end of a cul de sac on a corner plot overlooking fields, this immaculate home is surrounded by landscaped gardens providing a combination of vegetable, cottage and rose gardens.

The rear garden offers a choice of circular decking, area, patio seating area, lawned area with a step up to a generous size timber gazebo with power and lighting.

To the front a paved driveway provides ample parking leading to a single garage with electric door, power and light connected. To the side there is a granite chipped driveway providing additional parking for two further vehicles.

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