



Wren Close, Deeping St. Nicholas Spalding  
**Offers in Excess of £325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached House
- Four Bedrooms
- Cul De Sac Location
- Beautifully Appointed Kitchen
- Open Plan Dining Room/Family Room

Located on a quiet cul-de-sac location is this well presented four-bedroom detached home situated on a corner plot. The property boasts a beautifully appointed and recently fitted kitchen, a large open plan dining room/family room with a cast iron multi fuel burner and a separate utility room. There is also a large sitting and cloakroom to the ground floor. Three bedrooms and a family bathroom can be found to the first floor with the main bedroom, with an en-suite toilet and sink, found to the second floor. To the outside the property is approached via a large driveway with off road parking for numerous vehicles and access to a garage, not large enough for a vehicle, but ideal for storage with a further loft storage area as well as a good size secluded garden wrapping around the property.





## Accommodation Includes

### Front door to:

#### Entrance Hall

Electric radiator, storage cupboard, stairs leading to first floor.

#### Cloakroom

WC, wash hand basin and window to side elevation.

#### Lounge

3.98m x 6.51m (13' x 21'4"). Two windows to the front and two further windows to the side, TV point and electric radiator.

#### Kitchen

3.12m x 2.53m (10'3" x 8'3"). A range of wall and base units, with built in oven, hob with extractor above, integrated dishwasher and built in sink with mixer tap.

#### Dining Room/Family Room

3.63m x 6.78m (11'11" x 22'3"). Cast iron multi fuel burner, TV point, electric radiator, window to side elevation, skylight window, two windows to rear, and patio doors leading to the garden.

#### Utility Room

2.74m x 3.44m (9' x 11'3"). A range of wall and base units, plumbed for washing machine and dryer, space for fridge freezer and stainless-steel



sink with drainer and mixer taps.

#### Landing

With window to side, airing cupboard and stairs to second floor.

#### Bedroom Two

3.21m x 4.09m (10'6" x 13'5"). Window to front and side aspect, electric radiator.

#### Bedroom Three

3.99m x 3.21m (13'1" x 10'6"). Electric radiator, window to rear aspect.

#### Bedroom Four

2.00m x 3.12m (6'6" x 10'3"). Window to front aspect, electric radiator.

#### Bathroom

Four-piece suite comprising panelled bath, shower cubicle, wash hand basin, WC, electric radiator and window to rear aspect.

#### Second Floor

#### Bedroom One

3.41m x 3.86m (11'2" x 12'8"). With eave

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,  
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD202690 - 0001

