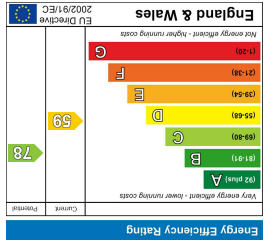


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



The Bungalow (Wagtail Bungalow) Main Road  
 Deeping St. Nicholas, Spalding, PE11 3ET

£325,000





**The Bungalow (Wagtail Bungalow) Main Road Deeping St. Nicholas, Spalding, PE11 3ET**

We are pleased to offer this fantastic opportunity to purchase this much improved and extremely spacious detached bungalow on a large plot of approximately ¼ of an acre, in the popular and ever-growing South Lincolnshire village of Deeping St Nicholas, within easy reach of both Spalding and Peterborough.

Whilst offering tremendous potential to improve and extend further, the main living accommodation currently spans over almost 1600 square feet, and comprises internally of an entrance porch and hallway, providing central access to all main areas, dual aspect living room with log burning stove, two double bedrooms, four piece family bathroom, dining room, modern improved kitchen, and a utility room. Attached to the rear of the bungalow is a garden room which can be opened up onto the garden, combining indoor and outdoor living, this area also currently houses a hot tub, not included in the sale. Externally the garden is mainly laid to lawn whilst being fully enclosed by timber fencing. Also benefitting from a triple garage/workshop space with up and over doors, power and lighting, whilst to the left of the property there is a car port currently storing a motor home. Viewing highly advised to appreciate the space and versatility on offer.

**Entrance Porch**  
5'1" x 4'1"

**Entrance Hall**  
5'1" x 14'1"

**Living Room**  
22'1" x 15'1"



**Dining Room**  
10'7" x 15'1"

**Conservatory**  
21'0" x 12'10"

**Kitchen**  
9'3" x 15'1"

**Utility Room**  
4'11" x 14'6"

**Bathroom**  
7'0" x 7'10"

**Master Bedroom**  
12'0" x 15'4"

**Bedroom Two**  
12'0" x 15'0"

**Garage**  
10'3" x 27'3"

**Garage**  
19'3" x 25'7"

**Workshop**  
10'0" x 8'0"

**EPC - D**  
59/78

**Tenure - Freehold**

