



Hay Barn Road

Deeping St. Nicholas, Spalding, PE1 3EJ

Nested in the charming village of Deeping St. Nicholas, this delightful detached chalet bungalow on Hay Barn Road offers a perfect blend of modern living and spacious comfort. Originally built in 2002, this property has been superbly presented and boasts a deceptively spacious layout, making it an ideal family home.

Upon entering, you are welcomed by a bright entrance hall that leads to a modern cloakroom and a stylish fitted kitchen. The kitchen seamlessly opens into a lovely dining area, perfect for family meals and entertaining guests. A separate utility room provides convenient access to the single garage, ensuring practicality in daily life. The heart of the home is the expansive lounge diner, which was formerly two separate rooms. This airy space features French doors that open onto a west-facing garden, allowing natural light to flood in and creating a warm and inviting atmosphere. The first floor is accessed via carpeted stairs leading to a landing that connects two generously sized double bedrooms. The master bedroom is particularly impressive, featuring built-in wardrobes and an en-suite shower room for added convenience. A well-appointed family bathroom and a good-sized third bedroom complete the upper level. Outside, the well-stocked rear garden offers a lovely lawn and a patio area, ideal for alfresco dining and enjoying the outdoors. Gated side access leads to the front of the property, enhancing the overall appeal.

Situated in a popular village location with easy access to Deeping St. Nicholas School, this property is perfect for families seeking a peaceful yet connected lifestyle. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Entrance Hall
6'1" x 18'6"

Living Room
11'5" x 25'3"

WC
6'7" x 6'4"

Dining Room
9'8" x 12'8"

Kitchen
12'4" x 12'2"

Utility Room
5'10" x 8'3"

Landing
9'8" x 3'4"

Master Bedroom
12'5" x 21'4"

En-Suite To Master Bedroom
6'9" x 5'10"

Bedroom Two
9'7" x 19'8"

Bathroom
8'9" x 5'8"

Bedroom Three
8'9" x 10'6"

Garage
8'2" x 16'5"

EPC - E
51/65



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Integral, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Communal Gas Supply (Flo Gas)
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

