

FREEHOLD



House - Detached

13 WOODBANK, DEEPING ST. NICHOLAS, SPALDING, PE11 3EL

Offers in excess of

£450,000

FEATURES



Bellavie
HOMES
ESTATE AGENTS

4 Bedroom House - Detached located in Spalding

Nestled in the charming village of Deeping St. Nicholas, this delightful house offers a perfect blend of comfort and elegance. The property boasts a south-facing garden, ensuring ample sunlight throughout the day, making it an ideal space for outdoor relaxation or entertaining guests.

Inside, you will find three generous reception rooms, each providing a versatile area for family gatherings, formal dining, or a quiet retreat. The spacious layout allows for a seamless flow between the rooms, enhancing the overall sense of space and light.

For those with multiple vehicles or seeking additional storage, the double-width driveway leads to a substantial double garage, offering convenience and security. This feature is particularly advantageous for families or individuals with busy lifestyles.

With its attractive location and well-appointed spaces, this property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Whether you are a growing family or simply seeking a serene environment, this house in Woodbank is sure to meet your needs and exceed your expectations.

Call us on
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Council Tax Band
E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

