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NOTE: these are draft sale particulars awaiting vendor's approval and are therefore subject to change. All areas & measurements are approximate. The text, photos and plans shown in this brochure are for guidance only and do not form part of offer or contract and must not be relied upon as fact. It should not be assumed that the property has all necessary planning or consents required. The services and associated fittings, systems and appliances have not been tested by the Agents. Purchasers must satisfy themselves by inspection or otherwise.

Viewing is strictly via the selling agent by appointment with Winkworth, 5a High Street, Market Deeping, Cambs, PE6 8ED on 01778 347098 or marketdeeping@winkworth.co.uk

AGENTS NOTE: If you are interested in making an offer on this property, please contact a member of the sales team who will take the necessary information from you in order to present the offer to the vendor to ensure we receive a speedy response. Due to Money Laundering Regulations 2007, we require proof of identification from all purchasers and proof of cash from buyers not requiring a mortgage.

MORTGAGE ADVICE

In order that we can assist you with your move as smoothly as possible, our Mortgage Advisor can offer you whole of market advice, to ensure that you get the right financial package for your new home. It is also part of our qualifying process that you speak to our Mortgage Advisor when we are asking the vendor to consider your offer.

SOLICITORS

You will require a legal representative to act for you on any proposed purchase, we can recommend local solicitors who we work with so if you would like a quote please ask the member of the team when you make your offer and we can organize this for you.



2 FALCON AVENUE, DEEPING ST NICHOLAS, PE11 3ZQ **£285,000**

A beautifully appointed modern detached family home, just 18 months old with a striking contemporary finish throughout. Well located within a popular new development. Three good bedrooms and long light reception rooms, double parking and single garage.



ACCOMMODATION

Set within a new development, around 18 months old a beautiful property superbly appointed throughout, across the double driveway and along the garden path and up to the composite entrance door, through to:

ENTRANCE HALL

A lovely long light entrance hall, stretching all the way to the stairs leading to the first-floor accommodation, radiator and power points and finished with modern wood effect flooring.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, tiled splashback, radiator, extractor fan and tiled effect flooring.

SITTING ROOM

18'9 x 8'4 a bright and attractive reception room with UPVC window to the front aspect and UPVC French doors leading on to the landscaped rear gardens, dual radiators, power points and TV point.

KITCHEN/DINING ROOM

18'9 x 8'7 another beautifully appointed living space with UPVC window to the front aspect and UPVC French doors on to the landscaped rear gardens, comprising a range of quality base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated double oven and four ring gas hob with stainless steel extractor fan over, integrated fridge and freezer, integrated dishwasher, generous understairs storage cupboard, radiator, power points, ceiling spot lights and tiled flooring.

LANDING

A bright landing with UPVC window to the rear aspect, ventilation system for cool air and recessed boiler cupboard.

BEDROOM

14'5 x 8'4 an attractive principal bedroom with UPVC window to the front aspect, radiator and power points.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a quality three piece suite, low level WC, wash hand basin and double shower cubicle with shower over, tiled splashbacks, tiled effect flooring, chrome heated towel rail and ceiling spot lights.

BEDROOM

9'1 x 8'9 with UPVC window to the front aspect, radiator and power points.

BEDROOM

8'9 x 9'2 with UPVC window to the rear aspect, radiator, power points and loft access.



BATHROOM

with frosted UPVC window to the front aspect, comprising a quality three-piece suite, low level WC, wash hand basin and panel bath with shower over and glass screen, tiled splashbacks, chrome heated towel rail, tiled effect flooring and ceiling spotlights.

OUTSIDE

An attractive new development within the village of Deeping St Nicholas, the open frontage has a neat black ice granite finish with double driveway and granite edged borders leading to a detached SINGLE GARAGE with up and over door, power, light connected and pedestrian door. The rear gardens are enclosed by panel fencing and recently landscaped, with extended patio seating, well-tended lawns and well stocked borders, trellis work and rear decked seating area.

LOCAL AUTHORITY

South Holland District Council

TENURE

Freehold

COUNCIL TAX BAND

Band C

WINKWORTH OFFICE CONTACT DETAILS

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