



LONG ACRE, DEEPING ST NICHOLAS, PE11 3UZ
£409,000 FREEHOLD

Tucked away in a small enclave and enjoying views over adjacent farmland, is this generous five-bedroom family home. A bright and spacious property with versatile accommodation over three floors, double garage and enclosed gardens.

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Tucked away within a small enclave adjacent to Lincolnshire farmland and enjoying uninterrupted views, you cross the double width driveway and up to the grade façade, under the canopy storm porch, with part glazed entrance door through to:

ENTRANCE HALL

An impressive reception greets you, light and spacious with stairs to the first floor accommodation, radiator, power points and finished with wood effect flooring.

CLOAKROOM

Comprising a two-piece refitted suite, low level WC and wash hand basin set in vanity unit, radiator and wood effect flooring.

HOME OFFICE

8'8 x 7'2 a great space to work from home with UPVC window to the front aspect with views over the pretty frontage, bespoke book shelving, radiator, power points and wood effect flooring.

SITTING ROOM

18'11 x 11'6 a lovely room with UPVC window to the front aspect, feature fireplace with gas fire inset, radiator, power points and TV point, double doors opening through to:

DINING ROOM

15'4 x 11'6 a wonderful space to entertain friends and family, with UPVC door and glazed panel to the rear aspect, radiator, power points and wood effect flooring.

KITCHEN

15'5 x 10'9 (max) opening to 22'3 a bright space opening through to the breakfast room, with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating wood edged work surface with stainless steel 1 1/4 sink inset and mixer tap over, integrated double oven and four ring gas hob, integrated dishwasher, integrated fridge and

freezer, handy understairs storage cupboard, radiator, power points and tiled flooring, opening through to:

BREAKFAST ROOM

8'2 x 9'8 a warm light space for informal dining or even a snug with UPVC window to the side aspect and UPVC French doors onto the rear gardens, radiator, power points and tiled flooring.

UTILITY/BOOT ROOM

7'3 x 5'9 a handy room with part glazed door to the side aspect, base level storage with straight edged work surface, plumbing and space for washing machine and tumble dryer, wall mounted boiler radiator, power points and tiled flooring.

LANDING

With UPVC window to the front aspect, enjoying views over the adjoining farmland, stairs to the second floor, radiator and power points

PRINCIPAL BEDROOM

15'1 x 11'9 a superb principal suite with UPVC window to the front aspect, enjoying views over the adjacent farmland, recessed twin wardrobes with hanging rails, radiator, power points.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a quality refitted three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower with glass screen and rain shower over, tiled splash backs, heated towel rail, ceiling spotlights, extractor fan and tiled flooring.

BEDROOM

11'6 x 9'3 a good double bedroom with UPVC window to the rear aspect, radiator, power points and recessed double wardrobe.

BEDROOM

9'10 x 9'3 a bright double bedroom with UPVC

window to the front aspect, enjoying views over the adjoining farmland, recessed double wardrobe, radiator and power points.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and panel bath, finished with herringbone style flooring, radiator and extractor fan.

SECOND FLOOR LANDING

With large, recessed storage cupboard and doors spanning out to:

BEDROOM

14'3 x 9'6 a good double bedroom with UPVC window to the front aspect and Velux window to the rear, recessed double wardrobe, radiator and power points.

SHOWER ROOM

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle with shower over, tiled splash backs, radiator and extractor fan.

BEDROOM

14'3 x 9'10 with UPVC window to the front aspect and Velux window to the rear, recessed double wardrobe, radiator and power points.

OUTSIDE

Set toward the end of a small enclave enjoying views over the adjacent farmland, the frontage is partially enclosed by hedging with neat lawns. Generous block paved driveway and turning area leading to a DOUBLE GARAGE with twin up and over doors, tiled flooring, power and light connected, insulated eaves storage and pedestrian door to the rear. Gated side access leads to the rear gardens which are enclosed by fencing, mainly laid to lawn with extended patio seating and timber shed.

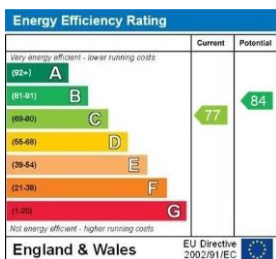




TOTAL FLOOR AREA : 2256 sq.ft. (209.5 sq.m.) approx.

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