



**FALCON AVENUE, DEEPING ST NICHOLAS, PE11 3ZQ**  
**£270,000 FREEHOLD**

A beautifully appointed modern detached family home 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.

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Set within a new development, 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 downstairs 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.

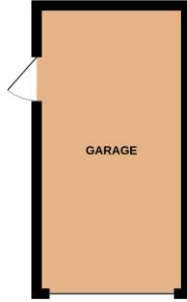
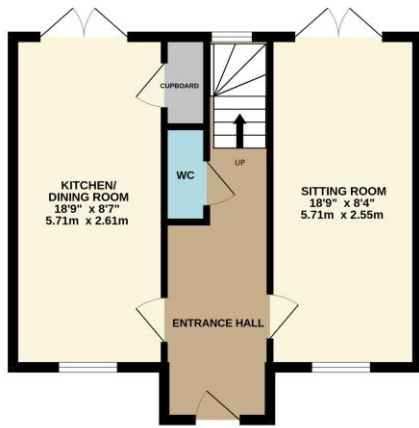
#### OUTSIDE

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.

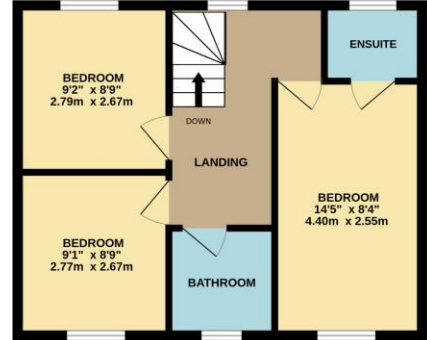




GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



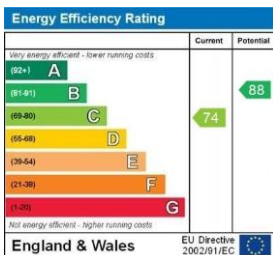
1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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