



## **41 Hay Barn Road, Deeping St. Nicholas, PE11 3EJ**

**£300,000**

Located in the quaint village of Deeping St Nicholas, perfectly situated between Market Deeping and Spalding, this lovely three-bedroom home offers a wonderful living experience. Featuring good-sized bedrooms and a lovely view over the green in front, the vendor has thoughtfully converted bedroom four into a spacious kitchen diner. Think this could be the perfect home for you? Give us a call!

### Entrance Hallway

Part glazed Upvc door to front aspect. Stairs to first floor landing. Understairs storage cupboard.

### Cloakroom 6'5" x 6'7" (1.97 x 2.02)



Upvc window to rear aspect. Toilet. Wash hand basin. Part tiled splashback walls.

### Living Room 25'5" x 11'5" (7.75 x 3.50)



Upvc window to front and double doors opening to rear aspect. Electric fireplace. Radiator. Carpeted.

### Dining Area 12'9" x 9'10" (3.89 x 3.00)



Upvc window to front aspect. Wooden flooring. Radiator.

### Kitchen 12'4" x 12'4" (3.76 x 3.78)



Upvc window to rear aspect. Base and wall units with work surface over. Integrated appliances including, dishwasher, fridge freezer, oven and hob with extractor over. Sink with drainer and mixer tap over. Wooden flooring. Part tiled splashback wall. Spot lighting.

### Utility Room 8'4" x 5'11" (2.55 x 1.81)

Upvc window to side aspect and door to rear garden and garage. Base units with work surface over. Space and plumbing for washing machine, tumble dryer and fridge.

### First Floor Landing

Airing cupboard housing hot water tank.

### Bedroom One 20'1" x 14'9" (6.13 x 4.50)



Upvc window to front elevation and Velux style window to the rear. Built in storage. Carpeted. Radiator.

**En-suite 5'9" x 6'9" (1.77 x 2.06)**



Velux style window. Toilet. Wash hand basin. Shower cubicle. Part tiled walls. Tiled flooring.

**Bedroom Two 20'1" x 9'6" (6.13 x 2.92)**



Upvc window to front elevation and Velux style window to the rear. Radiator. Carpeted.

**Bedroom Three 9'8" x 8'10" (2.95 x 2.71)**



Upvc window to front elevation. Carpeted. Radiator.

**Bathroom 5'9" x 8'10" (1.77 x 2.71)**



Velux style window. Panelled bath with telephone style taps over. Toilet. Wash hand basin. Radiator. Part tiled walls. Tiled flooring.

**Single Garage 16'4" x 8'2" (5.00 x 2.50)**

Up and over door to the front. Integral door to the utility room. Power and lighting.

**Front Garden**



Overlooking an open green, this low-maintenance property features slate chippings that provide off-road parking with vehicular access to the single garage.

**Rear Garden**



Enclosed with fencing, the garden is mainly laid to lawn and includes a paved patio area ideal for seating and entertaining.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3EJ

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold  
Council tax band: D  
Annual charge: None  
Property construction: Brick  
Electricity supply: British Gas  
Solar Panels: None  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains Drainage  
Heating: Gas Central Heating  
Heating features: None  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice but Limited over Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is None over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garage  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk: Low risk of surface water flooding. Low risk of flooding from rivers and the sea.  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: F

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

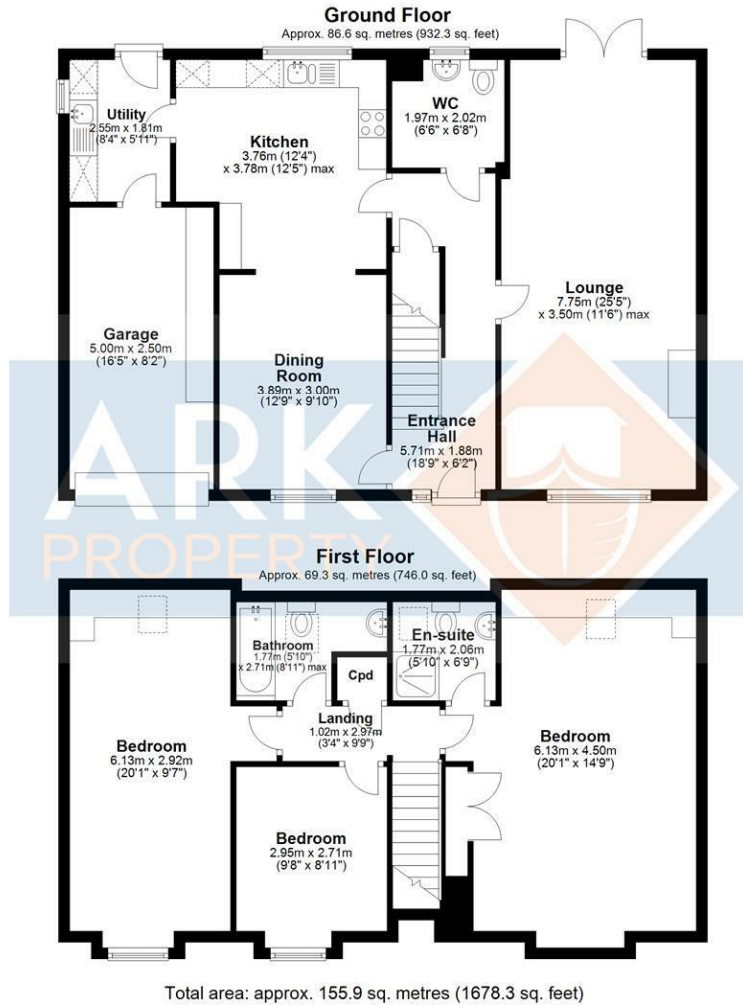
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

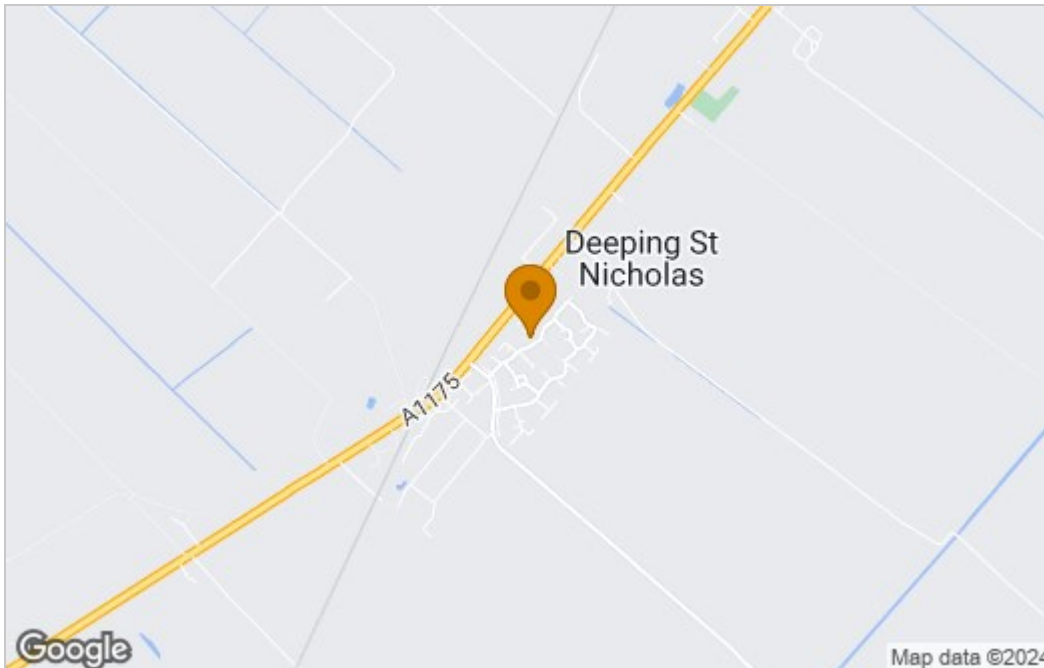
### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

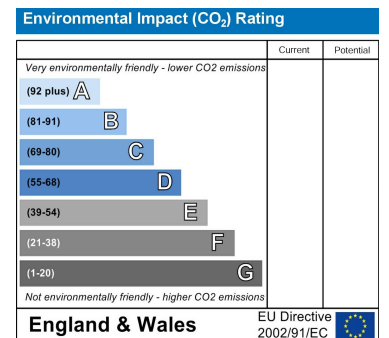
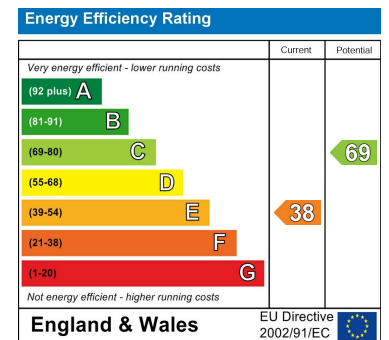
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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