



**Swallows Nest New Road, Spalding, PE11 3DU**

**£320,000**

- Well Presented Throughout
- Four Good Sized Bedrooms
- Village Setting
- Open Green Views to Rear
- En-Suite to Main Bedroom
- Garage and Ample Off Road Parking
- Low Maintenance Rear Garden
- Great flow Internally



Located in the sought after village of Deeping St. Nicholas, this beautifully presented four bedroom detached family home offers spacious living in a picturesque setting. With generously sized bedrooms, modern interiors, and stunning views of the village green to the rear, this property is perfect for those seeking both comfort and charm. Don't miss the opportunity to make it yours – book your viewing today!

#### Entrance Hall

Entrance door to front aspect. Upvc window to front aspect. Stairs to first floor landing. Under stairs storage. Wood effect flooring. Under floor heating.

#### Cloakroom

Toilet. Wash hand basin set in vanity unit. Tiled flooring. Underfloor heating. Extractor fan.

#### Kitchen 10'7" x 9'6" (3.25 x 2.90)



Upvc window to rear aspect. Base and wall units with work surface over. Part tiled splashback wall. Fitted oven with hob above and stainless steel extractor over. Integrated microwave, dishwasher and fridge freezer. Composite sink with drainer and mixer tap over. Tiled flooring. Under floor heating. Spot lighting.

#### Utility Room 5'1" x 6'0" (1.57 x 1.83)



Part glazed Upvc door to side aspect. Base and

wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Part tiled walls. Wall mounted boiler. Space and plumbing for washing machine and tumble dryer.

#### Dining Room 8'8" x 9'6" (2.65 x 2.90)



Upvc bay box window to front aspect. Carpeted. Underfloor heating.

#### Lounge 14'8" x 15'3" (4.49 x 4.66)



Upvc box bay with French doors to the rear and windows to the side and rear aspect.

#### Landing

Loft access with loft ladder. Airing cupboard.

#### Bedroom One 10'0" x 16'2" (3.07 x 4.93)



Upvc window to front elevation. Radiator. Storage cupboard with shelving. Fitted wardrobe with sliding doors.

**En-Suite 5'1" x 8'7" (1.56 x 2.63)**



Upvc window to front elevation. Shower cubicle with glass shower screens and shower over. Toilet. Wash hand basin set in vanity unit. Extractor fan. Radiator. Tiled flooring. Part tiled walls. Wall mounted cupboard with mirrored doors.

**Bedroom Two 12'4" x 9'0" (3.76 x 2.76)**



Upvc window to rear elevation. Carpeted. Radiator. Double wardrobe with hanging rails.

**Bedroom Three 9'0" x 8'7" (2.76 x 2.63)**



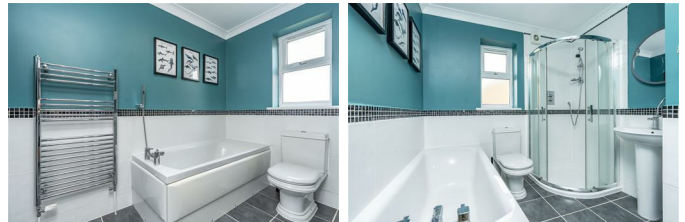
Upvc window to rear elevation. Wood effect flooring. Radiator.

**Bedroom Four 9'0" x 7'4" (2.76 x 2.26)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 8'4" x 8'7" (2.56 x 2.63)**



Upvc window to side elevation. Shower cubicle with shower over. Part tiled walls. Panelled bath. Toilet. Wash hand basin. Tiled flooring. Extractor fan. Heated towel rail.

**Garage**

Up and over door to the front. Power and lighting.



### Front Garden



A low maintenance front driveway featuring a decorative half height brick wall at the front, with an opening for vehicle access, offering off-road parking. A small gravel section and gated side access leading to the rear garden.

### Rear Garden



An enclosed rear garden, primarily laid to lawn, featuring a raised patio area perfect for seating and entertaining.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold  
Council tax band: D  
Annual charge: No charge  
Property construction: Brick  
Electricity supply: Scottish Power  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains Drainage  
Heating: Oil Heating  
Heating features: No  
Broadband: As stated by Ofcom,  
Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garage  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Rivers and the Sea - Low. Surface Water

- Very Low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating:

### 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.

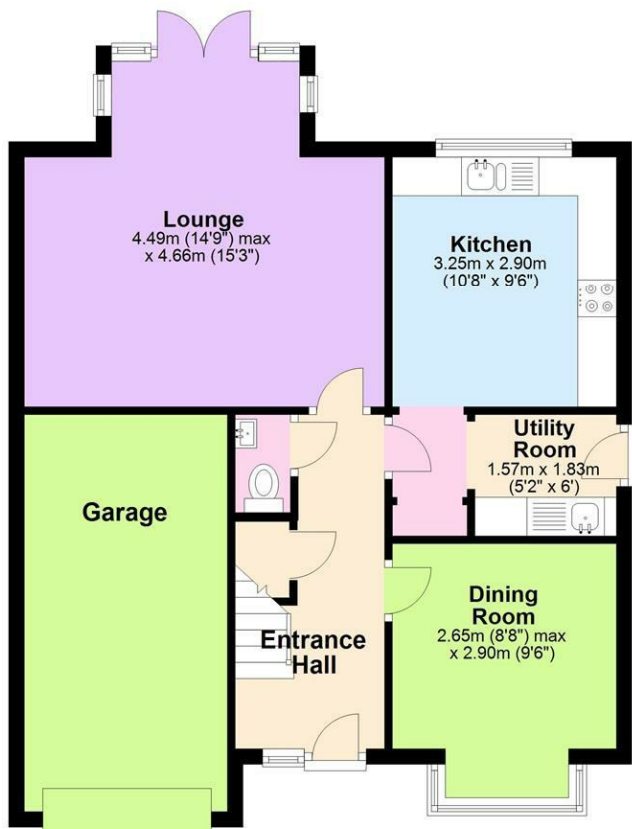
### Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

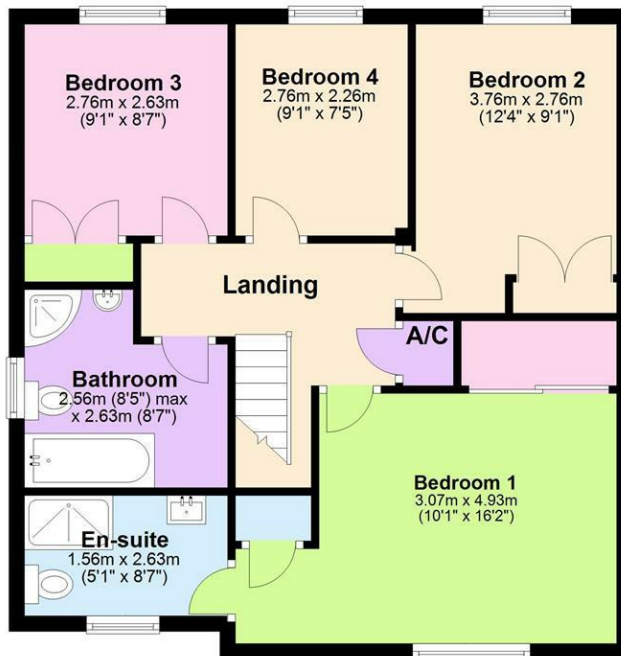
### Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



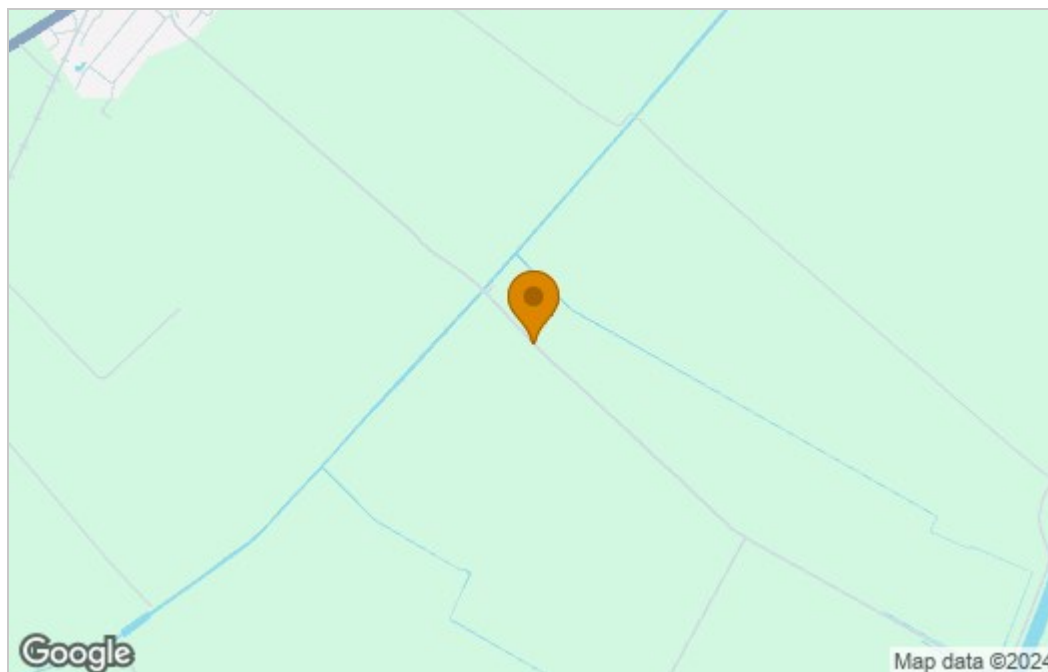
### First Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 124.1 sq. metres (1335.3 sq. feet)

## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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