



## **5 Plough Row, Deeping St Nicholas, PE11 3EW**

**£160,000**

Seeking a charming cottage, look no further. Nestled in the charming village of Deeping St Nicholas, a 10-minute drive from the scenic town of Market Deeping, this property exudes irresistible charm and distinctive character. A beautifully presented two-bedroom cottage, it features a living room, kitchen, rear lobby, and bathroom on the ground floor. Upstairs, you'll find two bedrooms. Viewing is highly recommended to fully appreciate the allure this property has to offer.

**Lounge 11'0" x 12'0" (3.37 x 3.68)**



Entrance door to front. Sash design Upvc window to front. Radiator. Television point. Fireplace with wooden surround with inset log burner with tiled hearth. Television and telephone point.

**Kitchen 9'1" x 7'8" (2.79 x 2.36)**

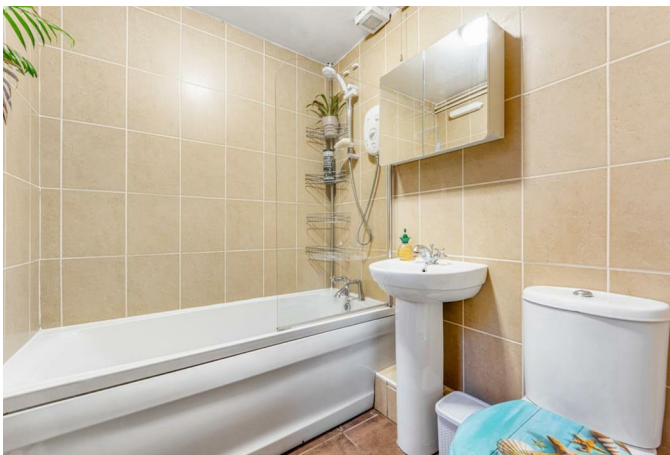


Window to rear aspect. Base and wall units with worksurface over. Breakfast bar. Space for freestanding oven. Tiled flooring. Stainless steel sink drainer with mixer tap over. Door to stairs. Tiled splashback. Understairs cupboard currently being used as a pantry which has electric points.

**Rear Lobby**

Stable style door opening to the rear garden. Space for freestanding fridge freezer. Plumbing point for washing machine.

**Downstairs Bathroom 6'3" x 5'4" (1.93 x 1.64)**



Window to side aspect. Bath with shower over. Toilet. Wash hand basin. Extractor fan. Radiator. Fully tiled walls and floor.

**First Floor Landing**



Window to rear.

**Bedroom One 12'0" x 10'11" (3.68 x 3.33)**



Upvc sash style window to front elevation. Storage cupboard. Airing cupboard. Television point. Radiator.

**Bedroom Two 9'5" x 7'9" (2.89 x 2.37)**



Upvc sash style window to rear elevation. Loft access. Radiator.

### Front Garden

The property is accessed via a private road. Allocated parking available.

### Rear Garden



Step out through the back door onto the decking area and into the small courtyard beneath the polycarbonate roof. Beyond the picket gate at the rear, you'll discover two external brick-built sheds. One serves as a storage space, while the other offers convenient plumbing and electrical points, currently housing the washing machine. A convenient work bench and outside tap sit behind. Follow the path to another garden, predominantly lawn with segmented areas for growing vegetables, extensive flowerbeds, a grapevine, two patio areas ideal for seating and entertaining and a chicken coop. At the rear of this garden sits a greenhouse. Both gardens are fully fenced for privacy and security.

### Property Postcode

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

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: To follow

COUNCIL TAX BAND: A

### PLEASE NOTE:

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

### 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

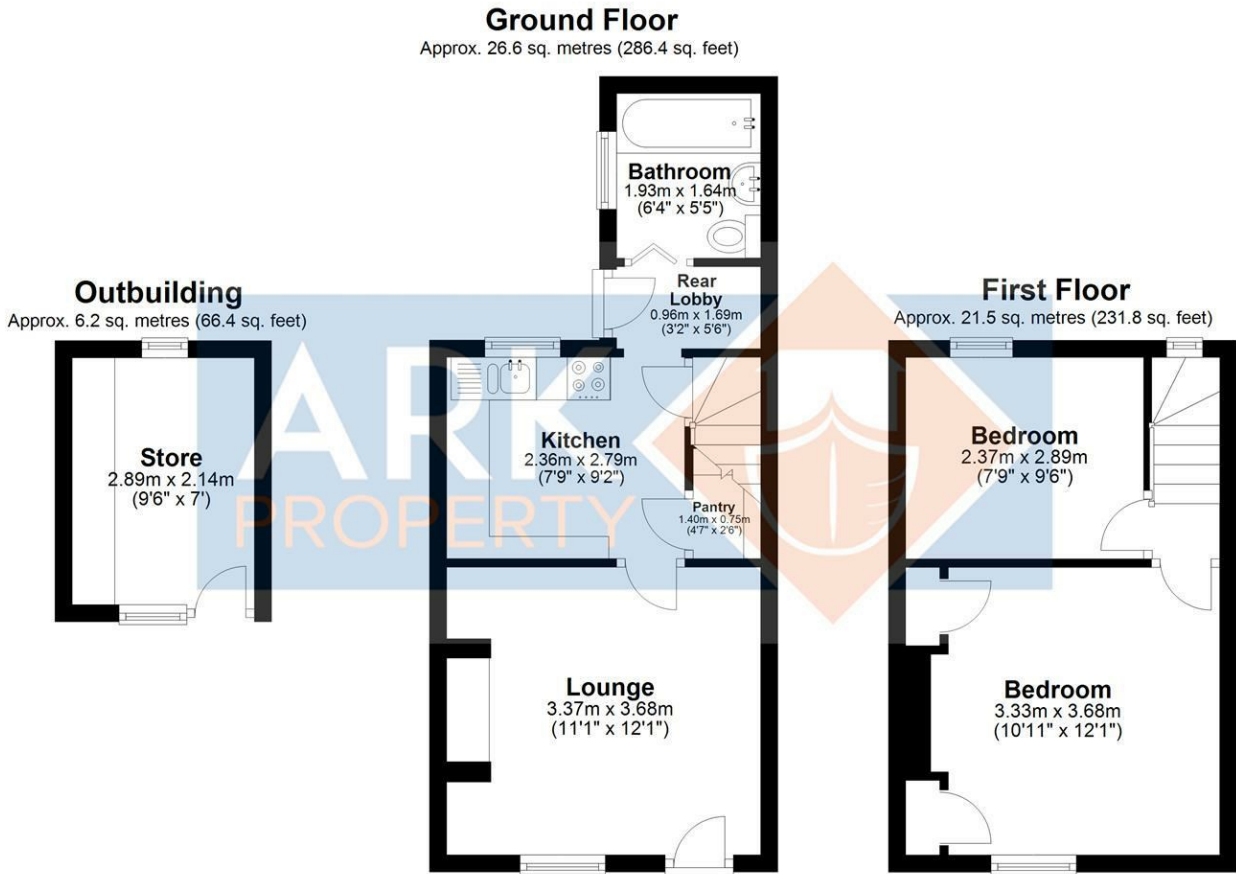
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### Disclaimer

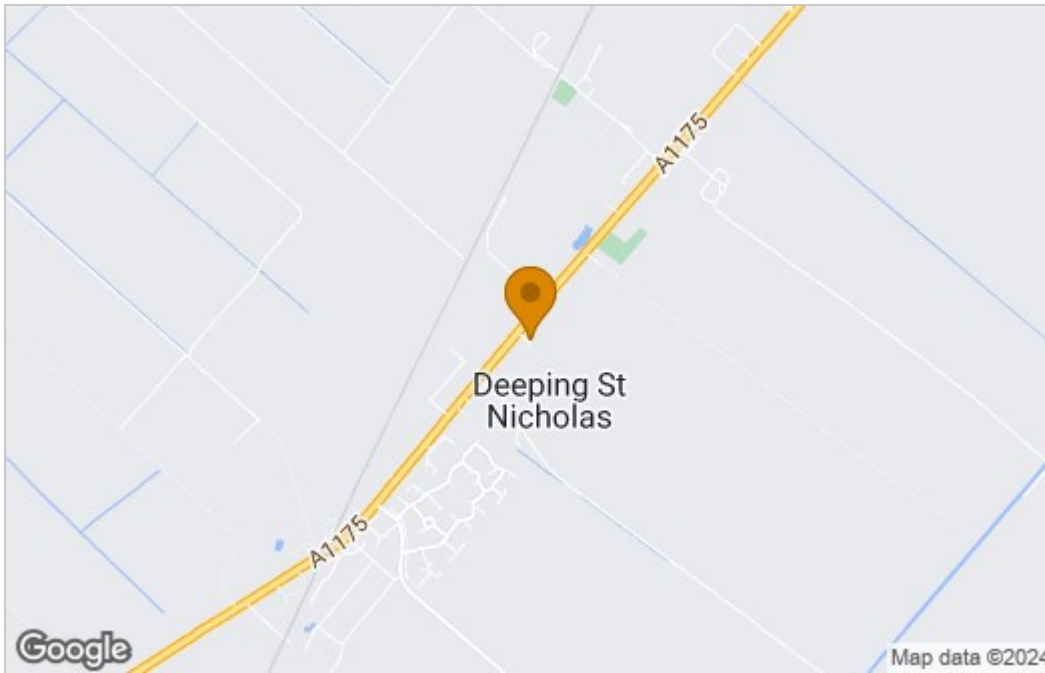
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## Floor Plan

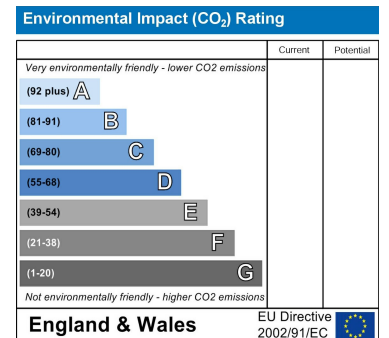
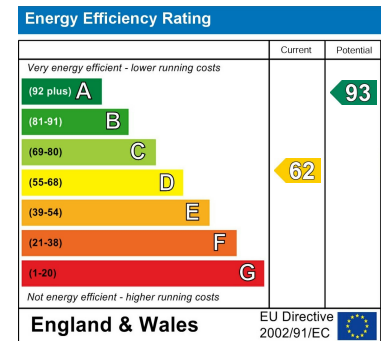


Total area: approx. 54.3 sq. metres (584.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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