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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Witsend, Campains Lane, Deeping St Nicholas PE11 3EX

**£215,000 Freehold**

- No Onward Chain
- 3 Bedrooms
- Off-Road Parking, Garden
- Oil Central Heating
- Viewing Recommended

Modern semi-detached house in non-estate location with driveway and established gardens. Oil central heating, UPVC windows. Recently redecorated with 3 bedroomed accommodation - no onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

UPVC side entrance door with obscure glazed side panel to:

#### RECEPTION HALL

Integrated door mat, fitted carpet, radiator, smoke alarm, textured ceiling, ceiling light, central heating thermostat control, staircase off, doors arranged off to:

#### LOUNGE DINER

17' 9" x 11' 1" (5.43m x 3.39m) plus UPVC bay window to the front elevation. Fitted carpet, textured ceiling, ceiling light, radiator, TV point, 2nd UPVC window to the front elevation.

#### BREAKFAST KITCHEN

17' 10" x 8' 7" (5.46m x 2.64m) maximum Range of modern units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, eye level wall cupboards, plumbing and





space for washing machine, built-in electric oven, 4 ring hob and concealed cooker hood, textured ceiling, 2 ceiling lights, radiator, fuse box, UPVC window, pair of UPVC French doors to the rear elevation, large under stairs store cupboard.

From the Reception Hall the carpeted staircase rises to:

#### FIRST FLOOR LANDING

Doors arranged off to:

#### BEDROOM 1

11' 1" x 10' 4" (3.38m x 3.16m) UPVC window to the front elevation, textured ceiling, ceiling light, radiator.

#### BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.69m) Fitted carpet, radiator, ceiling light, textured ceiling, walk-in Airing Cupboard/wardrobe with hot water cylinder, immersion heater, slatted shelves and hanging rails, UPVC window to the rear elevation.

#### BEDROOM 3

7' 1" x 8' 0" (2.17m x 2.45m) UPVC window to the front elevation, radiator, fitted carpet, textured ceiling, ceiling light.

#### BATHROOM

5' 10" x 7' 0" (1.78m x 2.14m) Three piece white suite comprising panelled bath with tiled surround, Mira electric shower and glazed screen, pedestal wash hand basin, low level WC, vinyl floor covering, ceiling light, textured ceiling, extractor fan, radiator, obscure glazed UPVC window.

#### EXTERIOR

Small lawned garden to the front, gravelled driveway with back to back parking for 2 cars and direct access to:

#### ESTABLISHED REAR GARDEN

Laid mainly to lawn with paved patio, timber shed, modern oil storage tank, close boarded timber fencing to one side boundary and hedgerow to the other side and rear. Open farmland beyond. External oil fired central heating boiler.

#### SERVICES

Mains water and electricity. The agents understand there is a private drainage system shared between this and the neighbouring property.

#### DIRECTIONS

From Spalding proceed in a south westerly direction along the B1275 Market Deeping road, continuing for around 4 miles and on entering Deeping St Nicholas turn right into Campains Lane. The property is situated on the right hand side.

#### AMENITIES

Local primary school and general stores. Spalding is 4 miles distant offering a full range of facilities and Market Deeping around 7 miles distant. The cathedral city of Peterborough with all associated amenities is 14 miles from the property.



**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND A**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11850**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		