



Woodbank, Deeping St. Nicholas, Spalding
£489,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Executive Home
- Immaculately Presented
- Lounge
- Dining Room
- Conservatory

Accommodation Includes

Front door to:

Entrance Hall

Stairs to first floor and landing, under stairs storage cupboard, radiator.

Cloakroom

Comprising low level wc, vanity wash hand basin with cupboards below, LED mirror and heated towel rail.

Study/Bedroom Five

2.76m x 3.54m (9' 1" x 11'7"). Currently used as a Study. Window to front aspect, radiator.

Lounge

4.03m x 5.89m (13'3" x 19'4"). Gas fired log burner, window to front aspect, radiator.



Dining Room

4.05m x 4.03m (13'3" x 13'3"). Radiator, opening to:

Conservatory

3.99m x 2.49m (12'9" x 8'2"). Half brick and PVCu construction with French doors opening to rear garden.

Kitchen

5.41m x 3.01m (17'9" x 9'11"). Fitted kitchen comprising of a range of base and eye level units with worktops over, twin eye level hide and slide ovens, induction hob with extractor, integrated dishwasher and fridge, sink with mixer tap, two windows to rear, space for fridge freezer, radiator, door to:

Utility Room

2.96m x 2.81m (9'9" x 9'3"). Fitted with a range of base and eye level units with worktop over, plumbing for washing machine, sink with mixer tap, space for fridge, washing machine and tumble drier, radiator, internal door leading to double garage, door to rear garden.

Stairs to First Floor and Landing

Radiator, window to side, loft access, airing cupboard.

Master Bedroom

4.80m x 3.44m (15'9" x 11'3"). Window to front aspect, radiator, wall to wall fitted wardrobes door leading to:

En Suite

Comprising walk in shower cubicle, wc, Jack and Jill vanity wash hand basins with drawers under, two LED mirrors, heated towel rail, window to front aspect.





Ground Floor



First Floor

Total floor area 237.5 m² (2,556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bedroom Two

5.19m x 4.52m (17' x 14'10"). Window to rear aspect, radiator, fitted range of wardrobes.

Bedroom Three

3.67m x 3.05m (12' x 10'). Radiator, window to rear aspect, fitted wardrobes and dressing area, built-in LED mirror.

Bedroom Four

2.77m x 3.56m (9'1" x 11'8"). Window to front, radiator.

Bathroom

Comprising P shape jacuzzi bath, power shower, wc, pedestal wash hand basin, window to side, heated towel rail.

Outside

The well maintained rear and side garden is laid to lawn with paved patio areas and mature shrubs and fruit trees. There are two sheds, a fish pond and bar/entertainment area. The private garden is enclosed with timber fencing and access via a side gate. There is a boiler/store room housing the oil fired central heating boiler. To the side and enclosed is the oil tank. To the front a generous driveway provides parking for several vehicles and leads to a double garage with electric up and over door power and light connected. The front garden is laid to lawn with mature trees.

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