



**HAY BARN ROAD, DEEPING ST NICHOLAS, PE11 3EJ**

**£290,000 FREEHOLD**

An attractive modern detached family home set across from open greens and enjoying westerly facing rear gardens. There is a lovely flow to the ground floor with double doors linking the entrance hall and dual reception rooms. A handy utility and four bedrooms, family bathroom and en suite.

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### **ACCOMMODATION**

Flanked by open greens and a play area the causeway to this small enclave leads up to the neat frontage, with canopy porch and part glazed entrance door opening through to:

#### **ENTRANCE HALL**

A bright and inviting reception greets you with attractive, tiled flooring, side stairs to the first-floor accommodation, radiator and power points

#### **CLOAKROOM**

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin, radiator and tiled effect flooring.

#### **SITTING ROOM**

**16'2 x 10'7** glazed double doors open through from the entrance hall into a comfortable sitting room with UPVC bay window to the front aspect, radiator, power points and TV point, further glazed double doors give an open plan flow through to:

#### **DINING ROOM**

**10'10 x 9'3** a versatile reception room with UPVC French doors opening onto the westerly facing rear gardens, radiator, power points and wood effect flooring.

#### **KITCHEN**

**14' (max) 10'7 (min) x 10'2** a neat kitchen with UPVC window to the rear aspect and comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and

mixer tap over, integrated oven and four ring hob with extractor fan over, fridge space, plumbing and space for dishwasher, radiator, power points and finished with attractive tiled flooring.

#### **UTILITY**

**5'10 x 5'6** a handy space with part glazed door to the side aspect, wall mounted boiler, recessed shoe cupboard, base level storage unit, plumbing and space for washing machine, space for tumble dryer, power points and tiled flooring.

#### **LANDING**

A light landing with UPVC window to the side aspect, loft access and recessed airing cupboard

#### **BEDROOM**

**9'1 x 6'8** with UPVC window to the front aspect and views over open greens, radiator and power points

#### **BEDROOM**

**11'6 x 10'10** a lovely room with UPVC window to the front aspect and views over open greens, bespoke built bank of wardrobes with hanging rails, shelving and sensor lighting, further recessed double wardrobe with hanging rails, radiator, power point and TV point.

#### **EN SUITE**

With frosted UPVC window to the side aspect comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle with rain shower over, ½ tiled walls and radiator

#### **BEDROOM**

**9'1 x 6'10** with UPVC window to the rear aspect, radiator and power points.

#### **BEDROOM**

**10'8 x 10'10** a good double bedroom with UPVC window to the rear aspect, radiator, power points and finished with wood effect flooring.

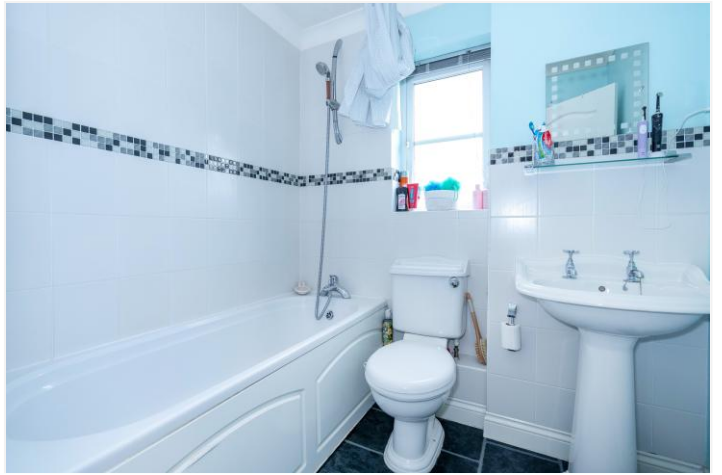
#### **BATHROOM**

With frosted UPVC window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with shower taps over, tiled splash backs, radiator and tiled effect flooring.

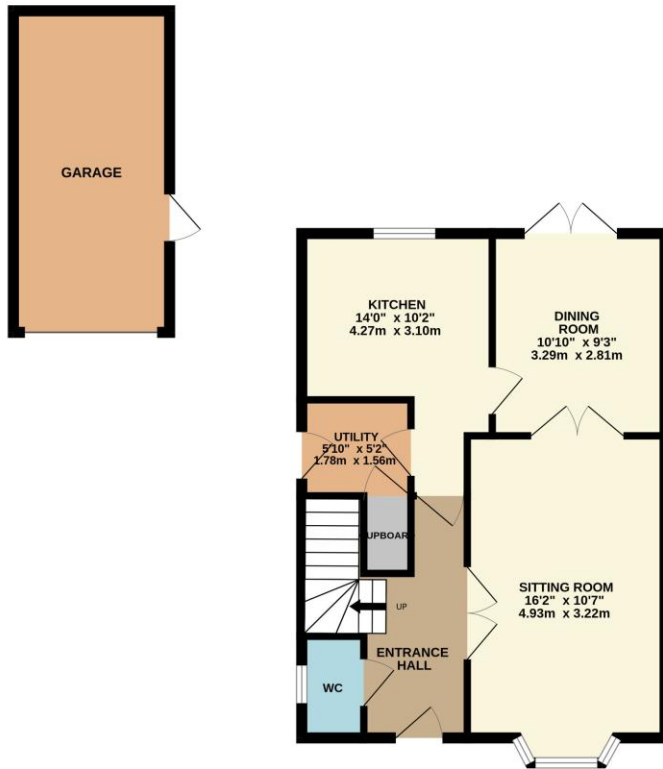
#### **OUTSIDE**

Well located within the popular village of Deeping St Nicholas, enjoying views over open greens and play area to the front, the frontage is open with granite chippings and inset shrubs, driveway to the side with off road parking for at least two vehicles and leading to a SINGLE GARAGE, with up and over door, power and light and pedestrian door. Gated side access leads to the rear gardens which enjoy a westerly aspect, enclosed by panel fencing with extended patio seating and mainly laid to lawn, a covered canopy area for further seating or a hot tub.

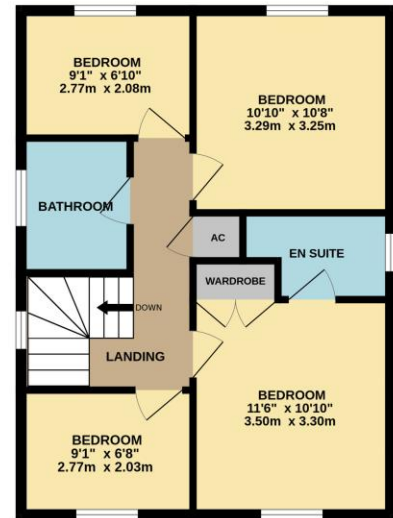




GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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