



Campains Lane, Deeping St. Nicholas, Spalding  
**OIEO £400,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Substantial Detached Home
- Lounge & Dining Room
- Conservatory & Games Room
- Downstairs Wc
- Four Bedrooms

The property comprises lounge, dining room, family room, kitchen, downstairs WC, family/games room/bedroom five, first floor there are four bedrooms and a family bathroom. Large front and rear gardens, in/out driveway, double garage.

## Accommodation Includes

### Entrance Hall

Stairs to first floor landing, doors to:

### Cloakroom

Fitted with a two piece suite comprising pedestal wash hand basin and WC, storage cupboard housing oil fired boiler, window to rear.



### Kitchen

3.33m x 3.21m (10'11" x 10'6"). Fitted with a matching range of base and eye level units, plumbing for washing machine, space for electric Range style oven, space for fridge freezer, window to rear.

### Lounge

6.06m x 3.62m (19'10" x 11'10"). Window to front, open plan to:

### Dining Room

3.32m x 2.70m (10'10" x 8'10"). Double doors opening to:

### Family Room

4.69m x 3.39m (15'4" x 11'1"). Overlooking the rear garden.

### Family/Games Room/Fifth Bedroom

4.78m x 4.01m (15'8" x 13'2"). A versatile room presently used as a fifth bedroom but offering potential as a games room or family room bedroom, double doors on to garden, window to front.

### First Floor Landing

Window to side, airing cupboard housing hot water tank, doors to:

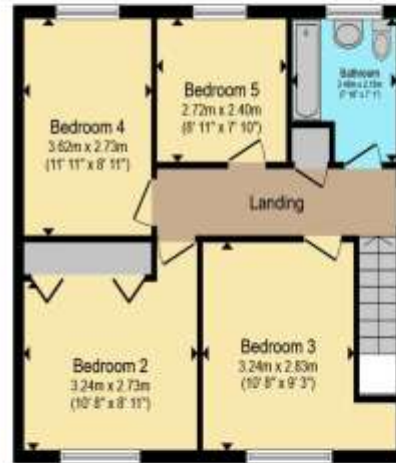
### Bedroom One

3.97m x 3.27m plus recess (13' x 10'8" plus recess). Window to front.





**Ground Floor**



**First Floor**

Total floor area 150.8 m<sup>2</sup> (1,623 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](http://www.propertybox.io)



**Bedroom Two**  
3.33m x 2.93m (10'11" x 9'7"), Window to rear.

**Bedroom Three**  
3.94m x 3.27m max (12'11" x 10'8" max).  
Window to front.

**Bedroom Four**  
2.74m x 2.36m (9' x 7'9"). Window to rear.

**Family Bathroom**  
Fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with shower over and glass screen, window to rear.

**Outside**  
To the front of the property there is a gravelled in out driveway providing parking and turning with a large lawned front garden and a decked seating area situated to the side. The rear garden comprises a patio seating area leading off from the rear of the property opening on to further lawns and in turn to a second gravelled driveway with hard standing and leading to the garage.

**Double Garage**  
Two up and over doors.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

 25 Market Place, Market Deeping,  
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204568 - 0004

