



2 Wheatsheaf Court, Deeping St. Nicholas, PE11 3TH

£205,000

- Popular village setting
- Well presented throughout
- External summer house
- Neutral decor
- Recently re-fitted bathroom
- Driveway leading to garage
- Garage with electric roller door
- Must view to be appreciated
- Perfect first time buyer property
- Register with Ark Property for more future listings

Wheatsheaf Court, located in the popular modern development of Deeping St. Nicholas, offers a beautifully presented two bedroom semi detached home. The property features a driveway leading to a garage with an electric roller door. Inside, you'll find a neutral, well presented décor, including a modern, neutral design kitchen. The lounge diner opens out to a low-maintenance, attractive garden, with a handy personal door to the garage. Additionally, a versatile summer house offers endless possibilities, whether as a gym, office, or extra storage. Upstairs, there are two double bedrooms and a recently refitted shower room. This property is ideal for first time buyers eager to get on the ladder or investors seeking a perfect starter investment. Let me know if you'd like any adjustments!

Entrance Hall



Door to front. Radiator. Tiled flooring. Stairs to first floor landing.

Lounge 14'7" x 12'9" (approx) (4.45m x 3.89m (approx))



UPVC double glazed sliding door to rear. Radiator.

Kitchen



UPVC double glazed window to front. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Stainless steel sink unit with drainer and mixer tap over. Double oven with gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring.

Cloakroom



UPVC double glazed window to front. Fitted with two piece suite comprising wall mounted wash hand basin. Tiled splashbacks. Toilet. Radiator. Tiled flooring.

First Floor Landing



Loft access. Doors to bedrooms and bathroom.

Bedroom 1 12'9" x 8'11" (approx) (3.89m x 2.72m (approx))



UPVC double glazed window to rear. Radiator.

Bedroom 2 9'6" x 8'2" (approx) (2.90m x 2.51m (approx))



UPVC double glazed window to front. Built-in wardrobe. Radiator.

Shower Room



UPVC double glazed window to side. Fitted with a three piece suite comprising oversized shower with rainfall head and shower screen. Vanity wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Extractor fan. Illuminated mirror.

Outside



There is a pathway leading to the front door. There is a driveway to the side of the property leading to the single garage.

The rear garden is enclosed by walling and timber fencing. Lawn area. Patio area. Gravelled area. Summerhouse.

Summer House



Garage

Electric roller door. Pedestrian door to garden. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Fuse Energy
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: LPG Heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D61

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

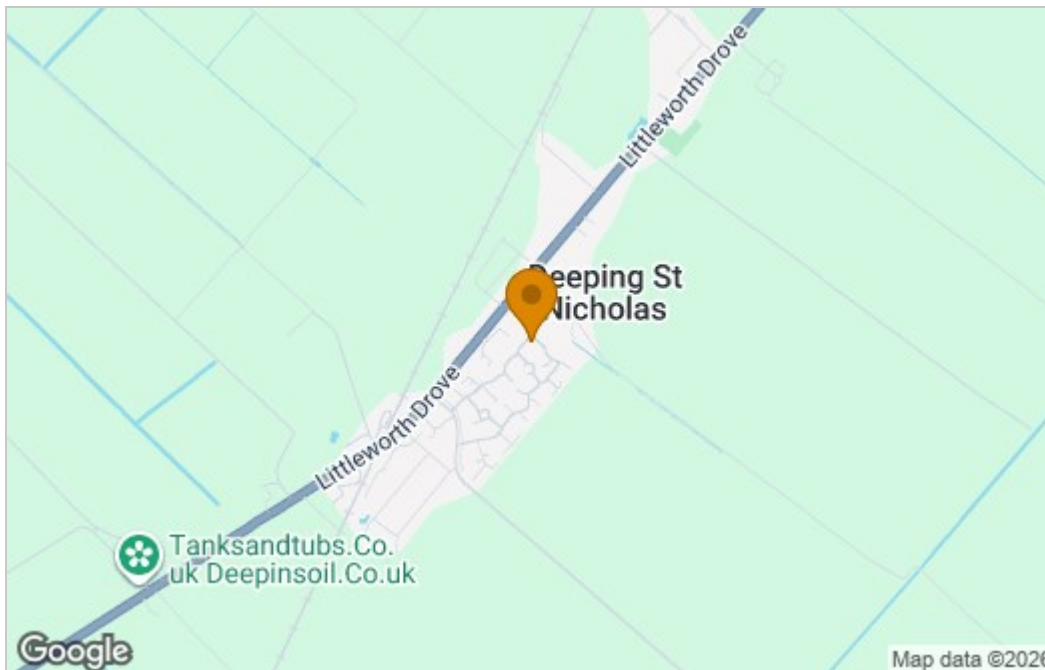
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

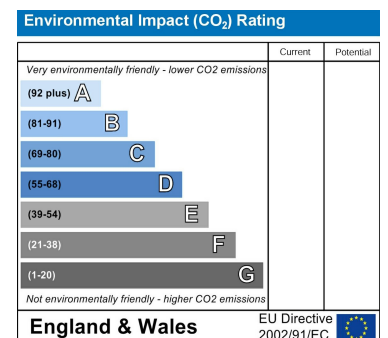
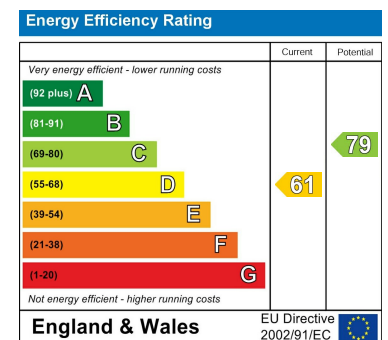
Floor Plan



Area Map



Energy Efficiency Graph



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