ARK PROPERTY



THE DEEPINGS

•DEEPING ST. NICHOLAS•

- New Home
- Semi Detached
- Two Bedrooms
- En-Suite to Primary Bedroom
- French Doors to Garden
- Single Garage
- ICW 10 Year Warranty
- Reserve Today

HOME 6 THE CARNATION

This attractive two-bedroom semi-detached home has been thoughtfully designed to offer modern living in a practical and comfortable layout. The property features a welcoming entrance hall leading through to a spacious lounge and a contemporary kitchen/diner, ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms, including a primary bedroom with en-suite shower room, together with a modern family bathroom. Combining stylish accommodation with energy-efficient design, this home is perfectly suited to first-time buyers, young families and downsizers alike.

Deeping St Nicholas offers an attractive rural setting within the South Lincolnshire fens, with local amenities and convenient access to nearby towns including Spalding, Stamford and Peterborough, as well as the A1 for wider travel connections. Surrounded by open countryside, the village is an increasingly popular location for families and those seeking a quieter pace of life.

Home 6, The Carnation Littleworth Drove, Deeping St Nicholas, PE11 3ET
£225,000

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Entrance Hall 5'9" x 4'0" (1.76m x 1.24m)
Door to front. Stairs to first floor landing. Door to lounge.

Lounge 11'9" x 13'10" (3.60m x 4.24m)
Window to front. Understairs storage cupboard. Radiator. Door to kitchen.

Kitchen/Diner 15'2" x 12'2" (4.64m x 3.73m)
French doors to rear. Window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Door to cloakroom.

Cloakroom 5'2" x 3'10" (1.59m x 1.17m)
Toilet. Wash hand basin.

First Floor Landing 7'3" x 6'6" (2.21m x 1.99m)
Doors to bedrooms and bathroom.

Bedroom 1 10'6" x 11'9" (3.22m x 3.60m)
Window to front. Radiator. Airing cupboard.

En-suite 8'4" x 3'11" (2.55m x 1.20m)
Shower cubicle. Toilet. Wash hand basin.

Bedroom 2 11'3" x 8'4" (3.45m x 2.55m)
Window to rear. Radiator.

Bathroom 6'6" x 9'8" (max) (2.00m x 2.96m (max))
Window to rear. Bath. Wash hand basin. Toilet.

Outside
To the front of the property there is a pathway leading to the front door.
The rear garden is enclosed by timber fencing.

Single Garage
Single garage. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE11 3ET

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: TBC
Annual charge: This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Charges to be confirmed.
Property construction: Brick built
Electricity supply: TBC
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air source heat pump
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 Likely over Voice and Data. Vodafone is Variable 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 Unlikely over Voice and Data.

Parking: Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - low. 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: TBC

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.

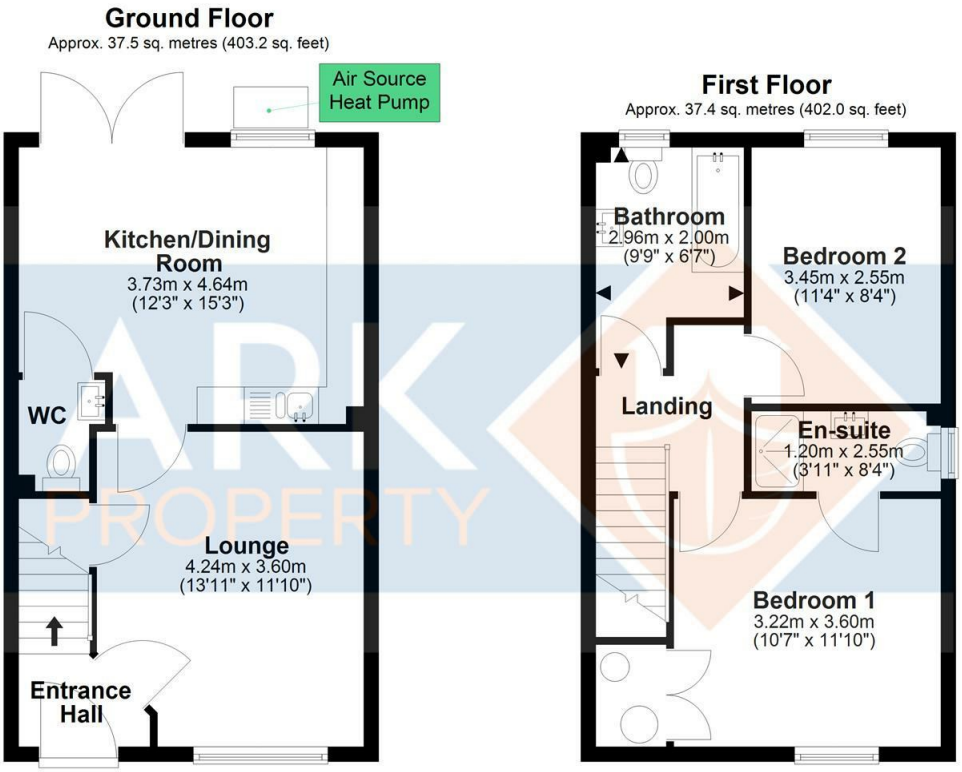
Disclaimer

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.





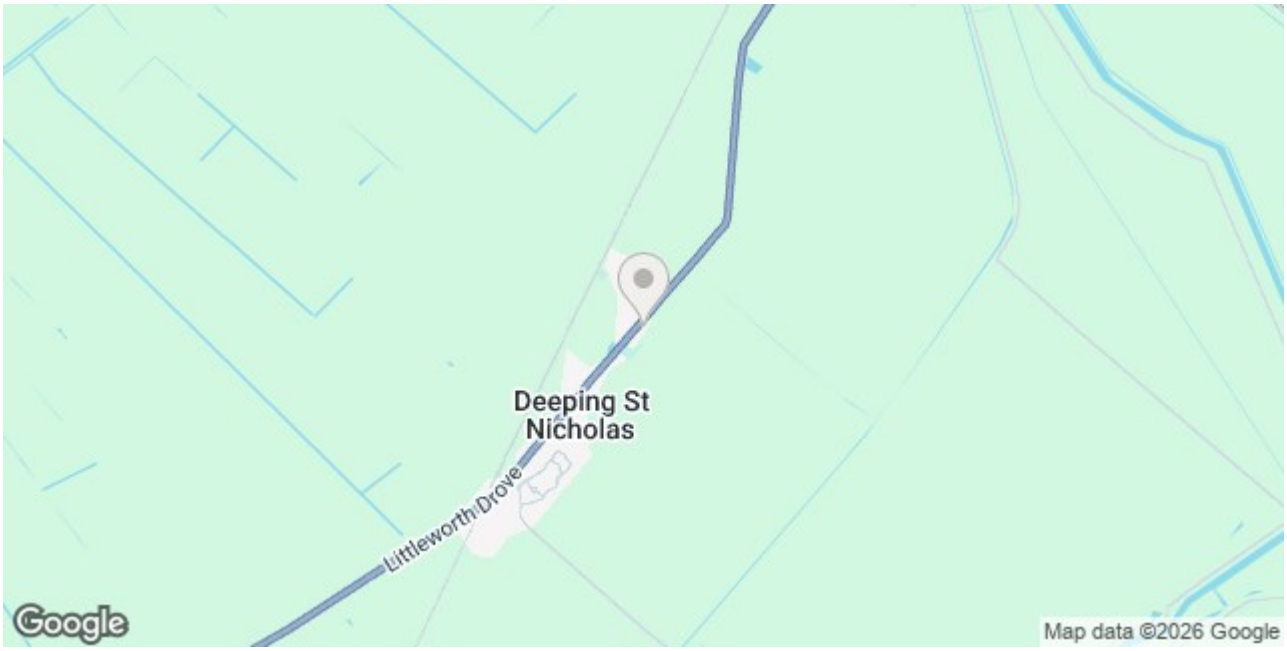
Floor Plan



Total area: approx. 74.8 sq. metres (805.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Site Plan



Emerald Homes Group Limited are a local developer established in 2019, providing the housing market with market leading new build developments in the east of England.

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