



Barley Grove, Deeping St. Nicholas, Spalding  
**£472,685** **Freehold**

**Sharman  
Quinney**

# Key Features



- Five Bedroom Executive Detached Home
- Study
- Dual aspect large Lounge and separate Dining Room
- Utility Room
- Two En Suites

Accommodation Includes  
Front door to:

Entrance Hall  
Spacious hallway with two understairs storage cupboards, stairs to first floor and gallery landing.  
Doors leading to:

Cloakroom  
Comprising wc, corner wash hand basin, window to front, radiator.

Study  
3.55m x 2.97m (11'7" x 9'9"). Window to front, window side, radiator.

Lounge  
4.42m x 6.08m (14'6" x 19'11"). French doors opening to rear, window to front, electric feature fire place, two radiators.



### Dining Room

3.13m x 3.55m (10'3" x 11'7"). Window to side, radiator.

### Kitchen Breakfast Room

4.96m x 3.57m (16'3" x 11'8"). Comprising a range of base and eye level units with worktops over, integral fridge, sink, space and plumbing for dishwasher, built in oven and grill, electric hob, space for fridge freezer, radiator, window to side, window to rear garden.

### Inner Lobby

Radiator, door to rear garden, door to:

### Utility Room

3.02m x 1.83m (9'11" x 6'). Refitted and comprising floor to ceiling storage cupboards, eye level storage cupboards, worktop space, sink, space for fridge and freezer, plumbing for washing machine, space for tumble dryer, window to side, radiator.

### Stairs to First Floor and Gallery Landing

Two windows to rear, loft access, airing cupboard, radiator.

### Master Bedroom

5.23m x 4.42m (17'2" x 14'6"). Window to front, two radiators, air conditioning and heating unit, built in double wardrobe door to:

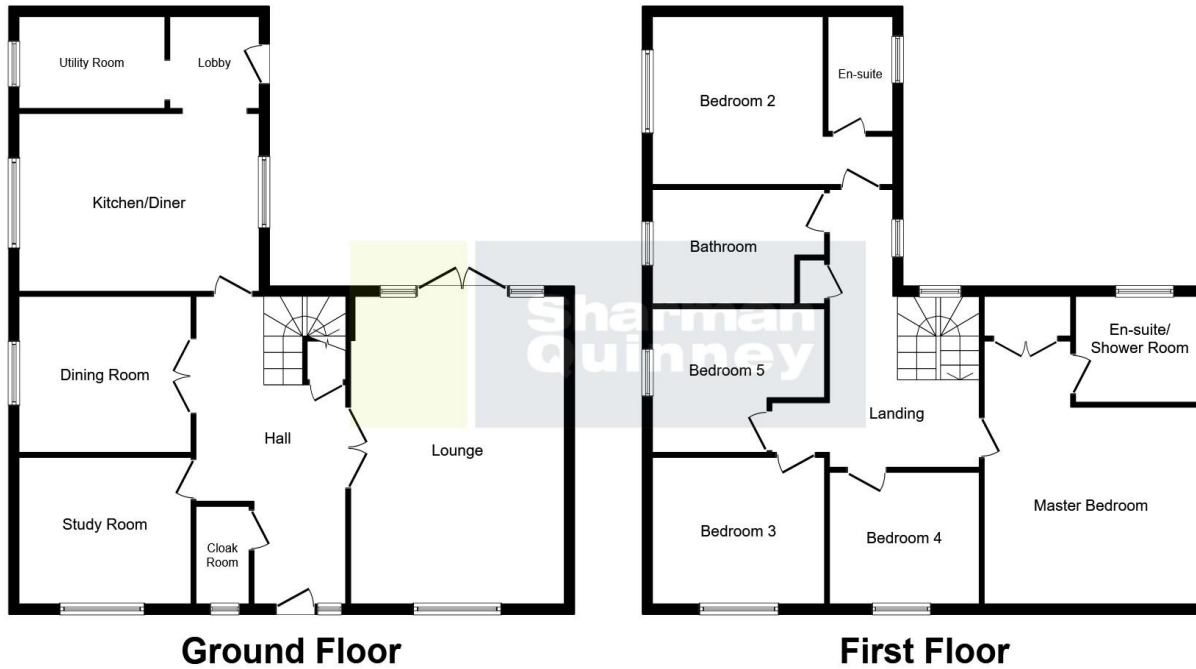
### Ensuite

2.56m x 1.85m (8'4" x 6'1"). Comprising panel bath with mixer tap shower, wc, pedestal wash hand basin, radiator, window to rear.

### Bedroom Two

4.96m x 3.62m (16'3" x 11'10"0). Window to side, radiator, door to:





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#### Ensuite

Shower cubicle, wc, pedestal wash hand basin, window to rear, radiator.

#### Bedroom Three

2.99m x 3.60m (9'9" x 11'9"). Window to front, radiator.

#### Bedroom Four

2.66m x 3.45m (8'8" x 11'4"), Window to front, radiator.

#### Bedroom Five

3.59m x 2.89m (11'9" x 9'5"). Window to side, radiator.

#### Family Bathroom

3.59m x 2.29m (11'9" x 7'6"). Comprising shower cubicle, panel bath, wc, pedestal wash hand basin, radiator, window to side.

#### Outside

The rear garden which offers privacy overlooking open fields is laid to lawn with shrubs and plants, paved patio area and raised decked area. The garden is enclosed with timber fence surround and rear gate access. A self contained area within the garden adjacent to the property contains the oil tank and has a gate to the front garden. To the front the garden is laid to lawn with a driveway to the rear providing parking for several vehicles leading to a double garage with twin metal up and over doors, power and light connected and courtesy door leading to the rear garden.

To view this property call Sharman Quinney on:  
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