ARK PROPERTY

16 Barley Grove, Deeping St. Nicholas, PE11 3UR

£295,000

- Quaint Village Location
- Field Views
- Off Road Parking to Front and Garage to Rear
- Four Double Bedrooms
- Well Presented Throughout
- Kitchen Diner

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6 New Road, Spalding, Lincolnshire PE11 1DQ

This charming three-storey family home in the sought-after village of Deeping St Nicholas boasts four spacious double bedrooms, ideal for a growing family. Nestled at the end of a peaceful cul-de-sac, the property features a delightful kitchen diner perfect for both everyday meals and entertaining guests. The house is move-in ready, offering a blend of comfort and convenience. After viewing, be sure to visit the nearby Vine House farm Café for a taste of the local flavour—it's highly recommended! This lovely home offers everything a family could desire in a perfect location.

Entrance Hallway

Upvc entrance door to front. Stairs to first floor landing. Tiled flooring.

Cloakroom

Toilet. Wash hand basin with a tiled splashback. Tiled flooring.

Living Room 10'4" x 17'10" (3.15 x 5.46)

Upvc window to front and rear. Sliding patio doors opening to garden. Laminate flooring. Radiator.

Kitchen Diner 9'4" x 18'4" (2.87 x 5.59)

Upvc window to front and side. Base and wall units with work surfaces over. Integrated electric oven and hob with extractor hood over. Space for freestanding fridge freezer. Space for undercounter dishwasher. Stainless steel sink with drainer and mixer tap over. Part tiled splashback wall. Spot lighting. Radiator. Tiled flooring.

Utility Room

Part glazed Upvc door to rear. Wall units with worksurface over. Space and plumbing for washing machine and tumble dryer. Part tiled splashback wall. Tiled flooring. Boiler.

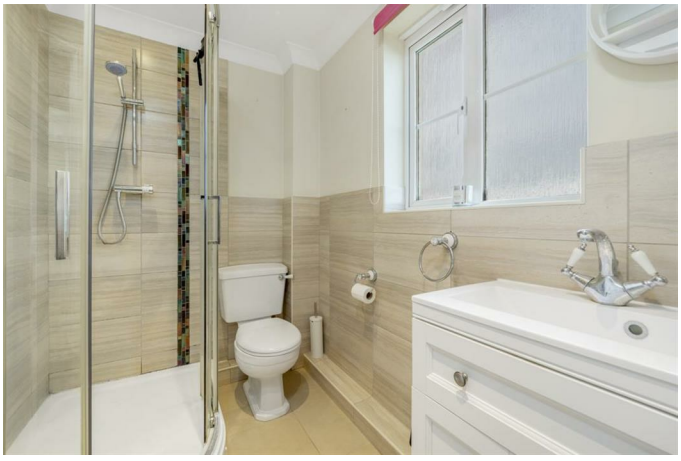
First Floor Landing

Upvc window to rear. Airing cupboard. Loft access.

Bedroom 1 11'1" x 10'7" (3.40 x 3.23)

Upvc window to front. Radiator. Built in double and single wardrobe. Laminate flooring.

En-Suite



Upvc window to rear. Corner shower cubicle with shower over. Toilet. Wash hand basin set in vanity unit. Part tiled walls. Tiled flooring.

Bedroom 2 18'8" x 9'4" (5.71 x 2.87)

Upvc window to front and side. Carpeted. Radiator. Built in wardrobe.

Bathroom

Upvc window to side. Panelled bath with hand held shower attachment over. Wash hand basin. Toilet. Shaver point. Tiled flooring. Part tiled walls.

Second Floor Landing

Velux window to rear. Radiator. Wood effect flooring.

Bedroom 3 15'5" x 10'5" (4.70 x 3.20)

Upvc window to front . Velux window to rear. Radiator. Carpeted.

Bedroom 4 15'5" x 9'6" (4.70 x 2.92)

Upvc window to front. Velux window to rear. Radiator. Carpeted.

Front Garden

Positioned at the end of a cul-de-sac, this property features a driveway that provides off-road parking. It includes a single garage and offers gated access to the garden. Additionally, the property is equipped with a car charging point.

Rear Garden

The enclosed rear garden is mainly laid to lawn and features a patio area ideal for seating and entertaining.

Property Postcode

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

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.

Additional Information

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

The property is currently tenanted and the photos were taken from when it was last on the market in 2025

Photos of this property were taken prior to being tenanted.

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No
Property construction: Brick
Electricity supply: Eon
Solar Panels: No
Other electricity sources: None
Water supply: Anglian Water
Sewerage: Mains Drainage
Heating: Oil Heating

Heating features: None
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE and Three are Limited over Voice and Data. O2 is Likely over Voice and Dara. Vodafone is Limited over Voice and None of Data.
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Parking: Driveway and Single Garage
Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: Very low risk of surface water flooding - Very low risk of flooding from rivers and the sea.
Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: Please refer to the SHDC Planning Portal for any planning in the area.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: C71

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

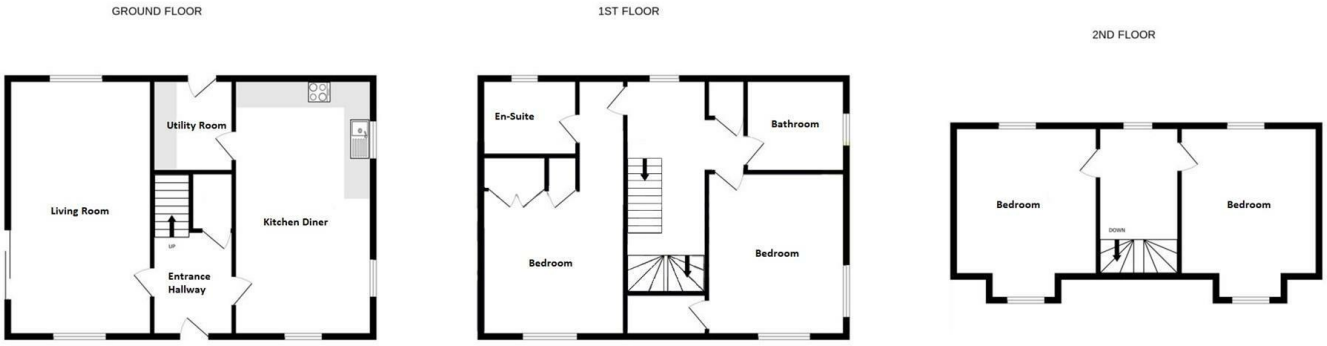
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

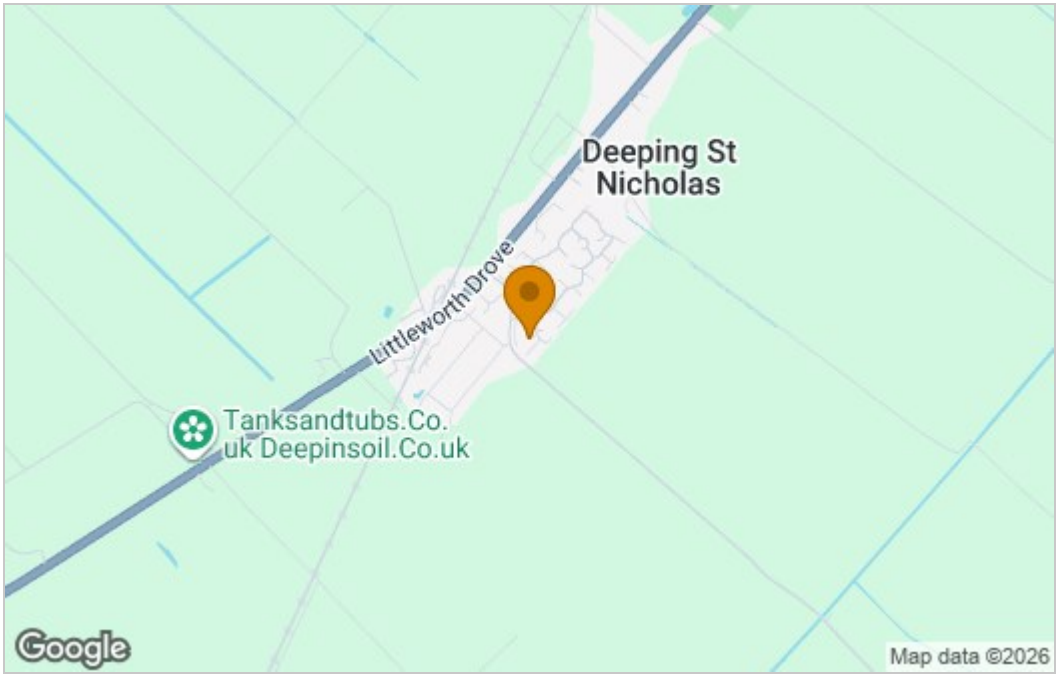
Disclaimer

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.

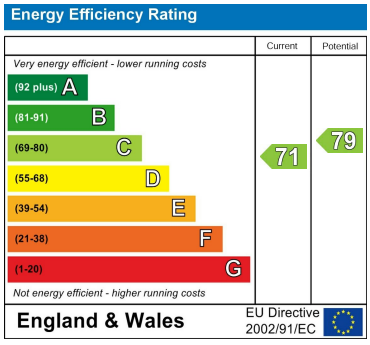
Floor Plan

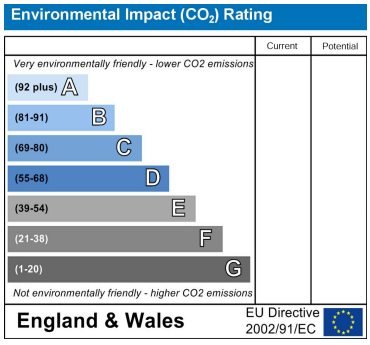


Area Map



Energy Efficiency Graph





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