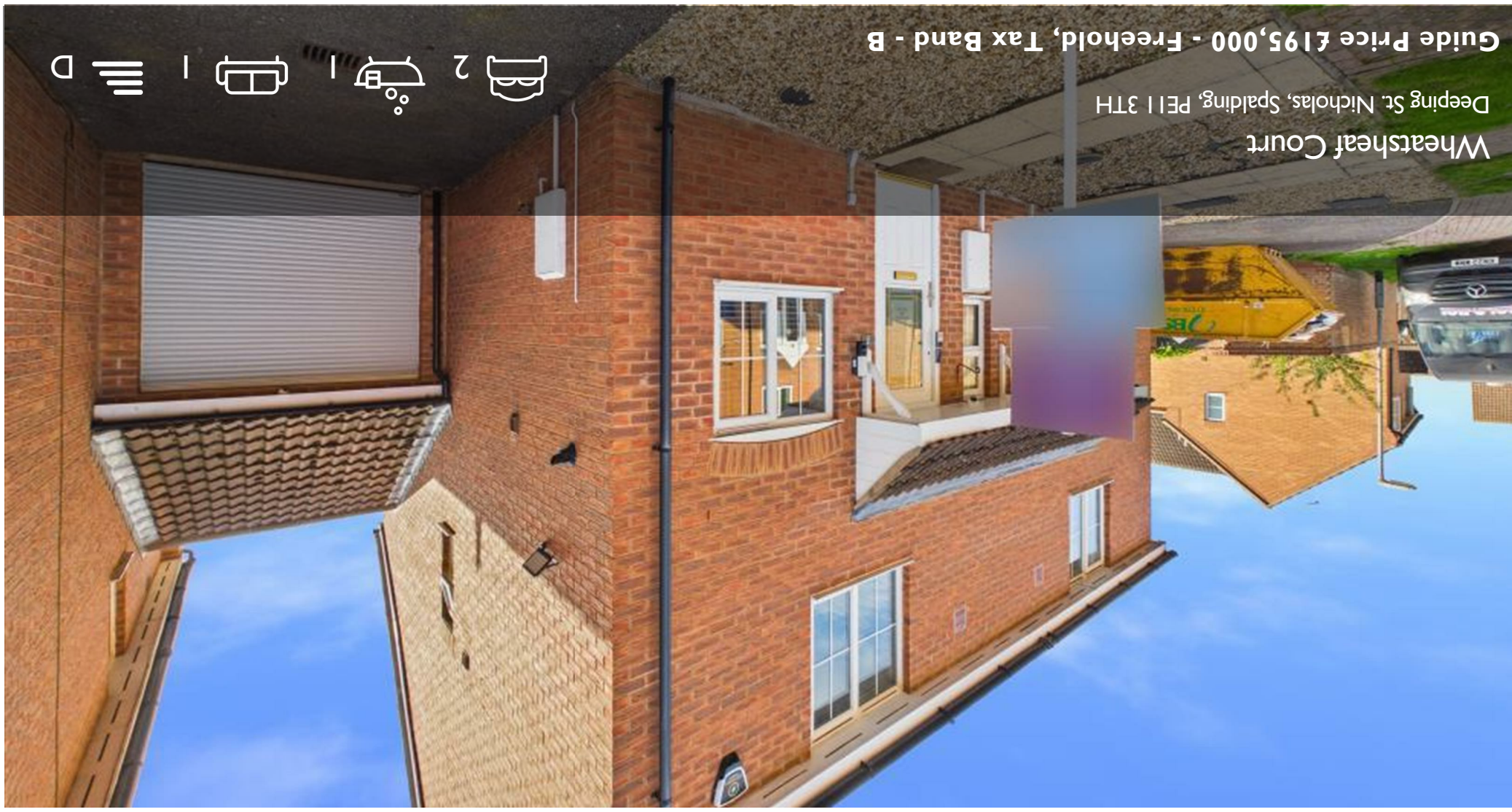


Wheatsheaf Court

Deeping St. Nicholas, Spalding, PE11 3TH

Guide Price £195,000 - Freehold, Tax Band - B

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Floor Plan



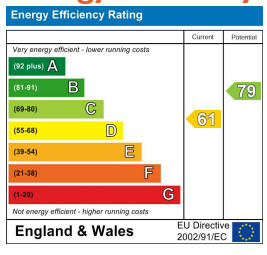
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Wheatsheaf Court

Deeping St. Nicholas, Spalding, PE11 3TH

Guide Price £195,000 - £205,000

This beautifully presented and thoughtfully improved semi-detached home is set in the peaceful surroundings of Wheatsheaf Court, in the sought-after village of Deeping St. Nicholas. Boasting a range of high-quality upgrades throughout, including a refitted kitchen and shower room, upgraded lighting, and enhanced security features, this property offers stylish and comfortable accommodation ideal for a variety of buyers. With excellent transport links to Peterborough and Spalding, along with local amenities close by, this is a wonderful opportunity not to be missed.

Tucked away in the peaceful setting of Wheatsheaf Court, in the charming village of Deeping St. Nicholas, this beautifully presented and thoughtfully improved semi-detached home offers a fantastic opportunity for buyers seeking comfort, style, and convenience, with excellent road and public transport links to both Peterborough and Spalding, and the added benefit of a well-regarded primary school and handy local convenience store close by. Stepping through the front door, you are welcomed into a practical entrance hallway, providing convenient access to a ground floor WC, before flowing seamlessly into the well-proportioned kitchen, which has been recently refitted to a high standard, offering a modern and functional space for everyday cooking and dining. Continuing through, the impressive lounge diner forms the heart of the home, a bright and generously sized reception room that provides ample space for both relaxing and entertaining. Attached to the property, the garage benefits from a smart, fully electric remote-controlled roller door to the front, along with a personnel door to the rear, allowing convenient direct access through to the garden. Upstairs, a stylish staircase finished with a sleek glass balustrade leads you onto the landing, where doors open into three further well-presented rooms, including a spacious master bedroom, a comfortable second bedroom, and a fully refitted and tiled shower room, finished to an impressive contemporary standard. Throughout the property, tasteful upgraded lighting adds a modern finishing touch to every room, while further peace of mind is provided by the inclusion of a CCTV system and burglar alarm, both fitted for enhanced home security. Externally, the property benefits from off-street parking to the front, along with a low maintenance rear garden, perfect for those seeking outdoor space without the upkeep, and further enhanced by a charming wooden garden building, ideally suited for use as a summer house or a stylish home office. Altogether, this delightful home combines modern upgrades, practical living space, and a wonderful village setting, making it a must-view property for anyone looking to settle in this sought-after and welcoming community.

Entrance Hall
2.94 x 0.88 (9'7" x 2'10")

WC
1.81 x 0.84 (5'11" x 2'9")

Kitchen
2.93 x 1.91 (9'7" x 6'3")

Lounge Diner
4.43 x 3.89 (14'6" x 12'9")

Landing
2.31 x 1.18 (7'6" x 3'10")

Master Bedroom
2.46 x 3.86 (8'0" x 12'7")

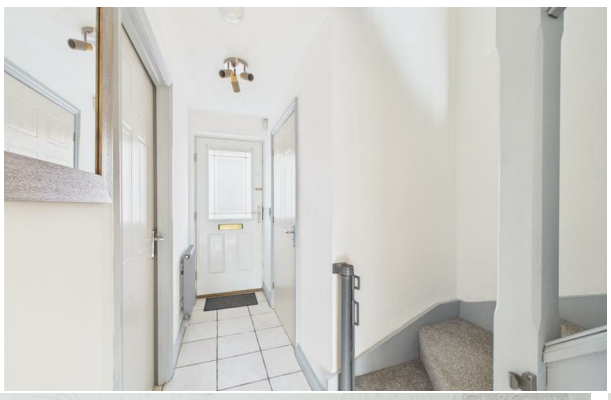




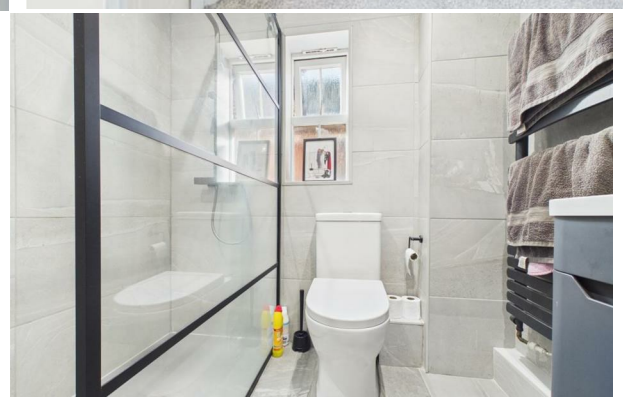




















Bathroom
2.04 x 1.69 (6'8" x 5'6")

Bedroom Two
2.50 x 2.90 (8'2" x 9'6")

Garage
5.67 x 2.58 (18'7" x 8'5")

EPC - D
62/79

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Lpg
Internet connection: Cable, Fixed Wireless
Internet Speed: TBC
Mobile Coverage: EE - Great, O2 - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL