



Harrow Road, Deeping St. Nicholas, Spalding  
**OIEO £245,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Semi Detached
- Three Bedrooms
- Village Location
- Kitchen and Utility Room
- Extended Family Room

## Accommodation Includes

Front Door to:

Entrance Hall

Stairs to first floor and landing, understairs storage space, door to:

Dining Room

3.76m x 2.87m max (12'4" x 9'5" max). Opening to lounge, doors to:

Family Room

6.78m x 2.87m (22'3" x 9'5"). Extended family room providing spacious living overlooking the rear garden with doors opening to a decked seating area.



#### Lounge

4.29m x 3.76m max (14'1" x 12'4" max). Window to rear, electric fireplace, door to:

#### Kitchen

3.12m x 1.96m (10'3" x 6'5"). Fitted with a matching range of base and eye level units with worktops over, sink, window to front, cooker point, open to:

#### Utility Room

3.05m x 2.06m (10' x 6'9"). Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, window and door to side.

#### Wet Room

2.06m x 1.42m (6'9" x 4'8"). Fitted with a three piece suite comprising wash hand basin, wc, wall mounted shower in to wet room area, window to front.

#### Stairs to First Floor and Landing

Storage cupboard, window to front, doors to:

#### Bedroom One

3.96m x 3.15m max (13' x 10'4" max). Window to rear providing views over the garden and fields beyond, two built in storage cupboards.

#### Bedroom Two

3.76m x 2.82m max (12'4" x 9'3" max). Window to rear.

#### Bedroom Three

2.62m x 2.16m (8'7" x 7'1"). Window to front, airing cupboard housing hot water tank.

#### Family Bathroom

Fitted with a three piece suite comprising panel bath with hand shower attachment, pedestal wash hand basin, wc, window to front.

#### Outside

Situated within a cul de sac and set back from the road with a gravelled frontage and mature hedging. The large rear garden comprises a decked seating area leading off from the extended family room, expansive lawns and mature borders with open fields to the rear. To the rear of the garden there is a cabin/workshop and oil tank located to the side.

To view this property call Sharman Quinney on:  
**01778 343322**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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