



**Copper Beeches Main Road, Deeping St. Nicholas  
Spalding PE11 3ET**

**welcome to**

**Copper Beeches Main Road, Deeping St. Nicholas Spalding**

Four double bedroom detached house, SOUGHT AFTER VILLAGE LOCATION. Two reception rooms, KITCHEN DINER & utility. Family bathroom & DOWNSTAIRS WC. Ample off road parking, INTEGRAL DOUBLE GARAGE & enclosed garden to front & rear. SPACIOUS ACCOMMODATION & AN IDEAL FAMILY HOME



### **Entrance Hall**

with stairs to first floor and cupboard beneath

### **Lounge**

22' x 12' 11" ( 6.71m x 3.94m )

having a feature fireplace with an open fire and French doors leading to rear garden

### **Dining Room**

11' 2" x 10' 3" ( 3.40m x 3.12m )

### **Kitchen**

10' 4" x 17' 3" ( 3.15m x 5.26m )

having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, four ring induction hob, stainless steel extractor, grill and fridge. Built-in cupboard with freestanding oil boiler and built-in pantry cupboard (3'7 x 3'0). Door to:

### **Utility Room**

9' 4" x 13' 2" ( 2.84m x 4.01m )

with fitted work surface and space for washing machine and tumble dryer.

### **Cloakroom**

7' 11" x 3' ( 2.41m x 0.91m )

comprising two piece suite of WC and sink. Heated towel rail and a built in storage cupboard

### **Landing**

having loft access with a pull down ladder. Partly boarded.

### **Bedroom One**

9' x 12' 10" ( 2.74m x 3.91m )

having a range of fitted wardrobes, cupboards and dressing table.

### **Bedroom Two**

9' 4" x 12' 11" ( 2.84m x 3.94m )

having a built-in double wardrobe and built-in airing cupboard with hot water tank.

### **Bedroom Three**

10' 11" x 10' 4" ( 3.33m x 3.15m )

having a range of fitted wardrobes and cupboards

### **Bedroom Four**

10' 8" x 9' ( 3.25m x 2.74m )

built-in cupboard with fitted shelving

### **Bathroom**

5' 5" x 10' 3" ( 1.65m x 3.12m )

comprising three piece suite of WC, inset sink and double shower cubicle with Mira thermostatic shower. Extractor, two heated towel rails and fully tiled walls

### **Front Garden**

the property is accessed via double timber gates leading to a gravel driveway providing off road parking for three/four cars, as well as giving access to a double garage. Three lawns, large, medium and small in size and a side gate providing access to the rear

### **Rear Garden**

having an enclosed rear garden with fencing and hedging. Central lawn with a range of shrubs and bushes. Low maintenance decorative double wall suitable for plants, green house, large raised patio entertainment area and timber shed (10'0 to 8'0).

### **Integral Double Garage**

having two up and over doors, power and lighting. Door leading to utility room.



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## **Copper Beeches Main Road, Deeping St. Nicholas Spalding**

- FOUR DOUBLE BEDROOM DETACHED HOUSE IN SOUGHT AFTER VILLAGE
- TWO RECEPTION ROOMS, KITCHEN DINER & UTILITY ROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- SPACIOUS PLOT WITH FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: E  
Council Tax Band: E



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112920 - 0005

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