



Woodbank, Deeping St. Nicholas Spalding PE11 3EL

welcome to

Woodbank, Deeping St. Nicholas Spalding

Stunning executive detached four bedroom property, SPACIOUS ACCOMMODATION WITH HIGH QUALITY FIXTURES & FITTINGS. Three reception rooms, conservatory extension, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking, INTEGRAL DOUBLE GARAGE & private garden



Entrance Hall

Having stairs with storage beneath. Vinyl flooring.

W/C

8' 6" x 5' 9" (2.59m x 1.75m)

Comprising of a W/C. Sink. Extractor. Heated towel rail. Vinyl flooring.

Study/ Office

11' 7" x 9' 1" (3.53m x 2.77m)

Lounge

19' 5" x 13' 3" (5.92m x 4.04m)

Having a feature fireplace with LPG gas fire.

Dining Room

13' 4" x 10' 10" (4.06m x 3.30m)

Having vinyl flooring. Open plan with the conservatory.

Kitchen

9' 10" x 18' 2" (3.00m x 5.54m)

Comprising of wall and base units. Single bowl sink. Vinyl flooring. Integrated double oven, four ring induction hob, stainless steel extractor, dishwasher and under counter fridge. Space for a fridge freezer.

Utility Room

9' 2" x 9' 8" (2.79m x 2.95m)

Comprising of wall and base units. Single bowl stainless steel sink. Door leading to the garden. Vinyl flooring. Space for a washing machine, tumble dryer and fridge.

Conservatory

13' x 8' 2" (3.96m x 2.49m)

Having vinyl flooring. French doors leading to the garden.

Landing

Comprising of loft access. built-in airing cupboard housing the hot water tank.

Bedroom One

15' 10" x 11' 2" (4.83m x 3.40m)

Having a range of built-in wardrobes and draws.

En-Suite

11' 8" x 6' 1" (3.56m x 1.85m)

Having a W/C. 'His & Hers' inset sink. Shower cubicle with dual head thermostatic shower. Extractor.

Heated towel rail. Shaving point. Fully tiled walls.

Vinyl flooring.

Bedroom Two

17' 2" x 13' 1" (5.23m x 3.99m)

Having built-in wardrobes and draws.

Bedroom Three

11' 9" x 9' 1" (3.58m x 2.77m)

Having built-in wardrobes, draws and dressing table.

Bedroom Four

10' x 12' (3.05m x 3.66m)

Bathroom

9' 11" x 6' (3.02m x 1.83m)

Comprising of W/C. Pedestal sink. Bath with dual head thermostatic shower over. Extractor. Heated towel rail. Shaving point. Vinyl flooring.

Exterior

Front: Having a gravelled drive for approximately 4-6 cars. Side gate to the rear.

Rear: Being enclosed by fencing. Large 'L' shaped lawn. Patio area. Timber shed with adjoining storage. central patio area with fitted gazebo. Timber shed and bar. Outside tap. Small pond.

Double Garage

19' x 16' 10" (5.79m x 5.13m)

Having a double electric up and over door. Power and lighting. Loft access.

Agents Note

This property is subject to a insurance claim. Please contact for more information.



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welcome to

Woodbank, Deeping St. Nicholas Spalding

- IMMACULATELY PRESENTED FOUR BEDROOM EXECUTIVE DETACHED HOUSE
- THREE RECEPTION ROOMS & REAR CONSERVATORY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- LARGE ENCLOSED 'L'-SHAPED REAR GARDEN WITH GREAT PRIVACY & IDEAL FOR ENTERTAINING

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£489,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113377 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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