



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.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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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 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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