



**Dane Dyke Banks Drove, Deeping St. Nicholas Spalding PE11
3BJ**

welcome to

Dane Dyke Banks Drove, Deeping St. Nicholas Spalding

**** OPEN TO OFFERS **** Four bedroom detached bungalow, RURAL LOCATION WITH NO NEAR NEIGHBOURS. Two reception rooms & KITCHEN WITH OAK SURFACES. Family shower room & EN-SUITE TO BEDROOM 4/GUEST BEDROOM. Ample off road parking, enclosed garden & A RANGE OF OUTBUILDINGS INCLUDING STABLES & OFFICE SPACE



Dining Area

13' 4" narrowing to x 14' 11" (4.06m narrowing to x 4.55m)

having side entrance door, fitted wall and base units, solid oak surfaces, space for washing machine, tiled floor and open plan access to:

Kitchen

17' 2" x 7' 5" (5.23m x 2.26m)

having a range of wall and base units, solid oak surfaces and a double bowl Belfast sink. Integrated Rayburn aga used for cooking and heating, dishwasher and space for fridge freezer. Tiled floor, door to inner hall and door to:

Lounge

21' 7" x 12' 3" (6.58m x 3.73m)

with fitted wood burner on raised tiled hearth and solid wood floor

Inner Hall

tiled floor, loft access and doors off to all bedrooms and shower room

Bedroom 1

11' 7" x 16' (3.53m x 4.88m)

having a range of fitted wardrobes and drawers with oak surfaces, solid oak floor, built-in airing cupboard with hot water tank and French doors to garden

Bedroom 2

13' 8" x 11' 1" (4.17m x 3.38m)

solid oak flooring

Bedroom 3

10' 7" x 12' 2" (3.23m x 3.71m)

solid oak flooring

Bedroom 4 / Guest Bedroom

10' 5" x 10' 11" (3.17m x 3.33m)

solid oak floor, French doors to garden and door to:

En-Suite

3' 11" x 6' 5" (1.19m x 1.96m)

comprising three piece suite of WC, sink and double

shower cubicle with electric shower. Extractor, shaving point and tiled floor

Shower Room

9' 5" x 5' 9" (2.87m x 1.75m)

comprising three piece suite of WC, inset sink and walk-in double shower cubicle with electric shower. Fully tiled walls, heated towel rail and extractor

Outside

the property is accessed via double gates leading to a block paved driveway providing ample off road parking. There is an additional gate to the left hand side providing vehicular access to the outbuildings. The plot is enclosed and spacious with the range of outbuildings being situated to the left hand side and easy to access, including four brick-built stores and a large greenhouse. The formal gardens are set around the property and enclosed by timber fencing, featuring a raised pond, wendy house, large decking area and a vegetable patch with a second greenhouse located to the rear. Within the garden there are also a range of fruit trees including cherry, walnut, two fig, two victoria plum and three variety of apples.

Office Block

of solid timber construction and fitted with power and lighting

Office 1

9' 11" x 13' 6" (3.02m x 4.11m)

internal door to:

Office 2

10' x 9' 3" (3.05m x 2.82m)

fitted with wall mounted heating/air con unit

Timber Outbuilding

6' 7" x 14' 10" (2.01m x 4.52m)

having two sets of double timber doubles.

Stable 1

11' 5" x 11' 5" (3.48m x 3.48m)

with possible use as additional office space, having

power and lighting

Stable 2

11' 8" x 15' 11" (3.56m x 4.85m)

currently used as a workshop with power and lighting

Stable 3

11' 6" x 7' 10" (3.51m x 2.39m)

used for general storage

Stable 4

11' 7" x 9' 6" (3.53m x 2.90m)

used for general storage

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

Dane Dyke Banks Drove, Deeping St. Nicholas Spalding

- FOUR DOUBLE BEDROOM DETACHED BUNGALOW WITH NO NEAR NEIGHBOURS
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY SHOWER ROOM & EN-SUITE
- AMPLE OFF ROAD PARKING
- RANGE OF OUTBUILDINGS & ENCLOSED FORMAL GARDEN

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

£435,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112621 - 0018

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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