



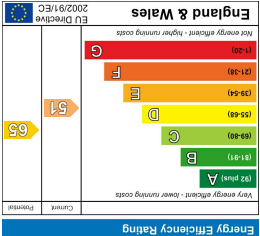
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Hay Barn Road

Deeping St. Nicholas, Spalding, PE1 3EJ

Situated in the sought-after South Lincolnshire village of Deeping St. Nicholas, this modern and spacious detached family home offers versatile living accommodation with the benefit of a ground floor bedroom option, set within easy reach of both Peterborough and Spalding. Lovingly maintained by the current owners for almost twenty years, the property is offered to the market in move-in ready condition, complete with ample off-road parking, a private rear garden, and a wealth of flexible living space throughout.

Nestled in the peaceful South Lincolnshire village of Deeping St. Nicholas, this modern and spacious detached family home offers a wonderful blend of comfort, versatility, and convenient location, with easy access to both Peterborough and Spalding, making it an ideal choice for commuters and families alike. Positioned on the popular Hay Barn Road, the property has been lovingly maintained by the current owners for almost twenty years and is now presented to the market in a move-in ready condition, offering a fantastic opportunity for its next chapter. Arriving at the property, you're welcomed by ample off-road parking to the front, complemented by a neat, low-maintenance front garden enclosed behind a charming wrought iron picket fence, setting an attractive tone before you even step through the door. Stepping inside, the entrance hall provides a practical and welcoming start to the home, with a staircase rising to the first floor and doors leading off to the principal ground floor rooms. To one side, the well-proportioned kitchen offers plenty of space for cooking and everyday family life, flowing conveniently through to the separate dining room, perfect for entertaining or relaxed family meals. A handy utility room and integral garage sit just off the kitchen area, providing excellent additional storage and practical space for laundry and everyday essentials, while a downstairs WC adds further convenience for busy households and visiting guests alike. The heart of the home is undoubtedly the generous living room, which has been thoughtfully opened up by the current owners, who removed a dividing wall to create a wonderfully spacious and sociable living area; notably, this space could easily be reinstated to recreate a fourth bedroom on the ground floor, adding excellent flexibility for those needing single-storey accommodation or additional guest space. This adaptability underlines the versatile nature of the property, which was originally constructed as a four-bedroom home complete with a ground floor bedroom and bathroom, offering huge potential for multi-generational living or a range of alternative layouts to suit modern family needs. Heading upstairs, the landing gives access to three further well-appointed bedrooms, including a generous master bedroom benefitting from its own private en-suite shower room, ideal for those seeking a little extra privacy and comfort. Bedrooms two and three are both well-sized and versatile, perfect as children's rooms, guest bedrooms, or home offices, and are served by a stylish family bathroom completing the first floor accommodation. Outside, the rear garden offers a private and low-maintenance retreat, ideal for relaxing or entertaining without the burden of high upkeep, giving buyers more time to enjoy their outdoor space rather than maintain it. Adding further peace of mind, the property benefits from a replacement gas central heating boiler, fitted approximately four years ago, ensuring efficient and reliable heating for years to come. Altogether, this delightful detached home combines flexible living accommodation, thoughtful modern updates, and a peaceful village setting, making it a truly compelling option for a wide range of buyers seeking both comfort and convenience.

- Entrance Hall
1.91 x 5.68 (6'3" x 18'7")
- Living Room
3.51 x 7.74 (11'6" x 25'4")
- WC
2.03 x 1.96 (6'7" x 6'5")



- Dining Room
2.99 x 3.89 (9'9" x 12'9")
- Kitchen
3.79 x 3.76 (12'5" x 12'4")
- Utility Room
1.84 x 2.55 (6'0" x 8'4")
- Landing
2.96 x 1.03 (9'8" x 3'4")
- Master Bedroom
3.84 x 6.42 (12'7" x 21'0")
- En-Suite To Master Bedroom
2.08 x 1.78 (6'9" x 5'10")
- Bedroom Two
2.92 x 6.28 (9'6" x 20'7")
- Bathroom
2.70 x 1.78 (8'10" x 5'10")
- Bedroom Three
2.71 x 3.24 (8'10" x 10'7")
- Garage
2.51 x 5.02 (8'2" x 16'5")
- EPC - E
51/65
- Tenure - Freehold

