





4 HERDSMANS CLOSE

SPALDING, PE11 3AE

£300,000

FREEHOLD

This stylish and spacious family home in the sought-after village of Deeping St. Nicholas offers modern living with practical features for a contemporary lifestyle. With four bedrooms, including a main en-suite, versatile reception spaces, a bright kitchen/dining area, and a good-sized rear garden, the property is perfect for families. Additional highlights include a detached double garage, modern UPVC fittings, USB charging points, and an EV charging point, all within a charming village with excellent amenities and easy commuter access.

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• Spacious 4-bedroom family home in Deeping St. Nicholas • Lounge with bay window and fireplace • Modern kitchen/dining room • Flexible second reception/office room • Downstairs WC for convenience • Master bedroom with en-suite and built-in storage • Three additional bedrooms and family bathroom • Detached double garage with EV charging point • Good-sized rear garden • Modern UPVC windows and doors, USB charging points, quality fittings throughout





Room Descriptions

Ground Floor

Lounge – 5.79m x 3.53m
A spacious and welcoming lounge with a charming bay window to the front, allowing plenty of natural light. The room features a fireplace and double doors, creating an inviting and elegant space for family living and entertaining.

Hallway – 2.92m x 2.00m
A practical entrance hall leading to all ground floor rooms, with stairs to the first floor and access to the downstairs WC and second reception room.

Office / Second Reception Room – 2.87m x 3.61m
A versatile room with a bay window to the front, ideal as a home office, study, playroom, or snug, depending on your needs.

Downstairs WC – 1.83m x 1.09m
Conveniently located for guests and everyday use, fitted with modern fixtures.

Kitchen / Dining Room – 3.02m x 6.93m
A bright and stylish space with two windows overlooking the rear garden, a storage cupboard, and ample room for dining and entertaining. Modern fittings include USB charging points for convenience.

Detached Double Garage – 5.05m x 4.90m
A large garage with an up-and-over door, side window, and internal door. Ideal for secure parking, storage, or use as a workshop. The garage also houses the EV charging point.

First Floor

Bedroom 1 (Main) – 4.11m x 3.56m
A generous master bedroom with built-in storage and a window to the front. This room benefits from a private en-suite shower room.

En-suite Shower Room – 1.74m x 2.24m
A modern and sleek en-suite with a window to the rear, providing privacy and functionality.

Bedroom 2 – 2.97m x 3.68m
A comfortable double bedroom with a front-facing window and built-in storage cupboard.

Bedroom 3 – 2.29m x 3.20m
A good-sized bedroom with a window to the front, ideal as a child's bedroom or guest room.

Bedroom 4 – 2.82m x 2.67m
A rear-facing bedroom with plenty of natural light, suitable as a single bedroom or home office.

Family Bathroom – 1.80m x 2.31m
A contemporary bathroom with a window to the rear, serving the remaining bedrooms.

Landing – 2.92m x 4.22m
A spacious landing with a window to the rear and a storage cupboard, providing access to all first-floor rooms.

Additional Features:

Modern UPVC windows and doors throughout

USB charging points in key rooms

EV charging point in the garage

Good-sized rear garden, ideal for family activities

Quality fittings and a well-built modern home

Summary

A Spacious and Stylish Family Home in a Highly Sought-After Village Location

This beautifully presented, modern family home is perfectly positioned in the desirable village of Deeping St. Nicholas, offering a blend of contemporary living, space, and practicality. Built to a high standard with quality UPVC windows and doors, this property benefits from modern fittings throughout, including USB charging points and an EV charging point, making it ideal for the modern family.

The ground floor features a welcoming entrance hall leading to a spacious living room with a charming bay window and fireplace, creating a cosy yet elegant space. The kitchen/dining room is bright and stylish, with ample space for family dining and entertaining. A second reception room provides flexibility as a home office, playroom, or snug. There is also a convenient downstairs WC for guests.

Upstairs, the property boasts four well-proportioned bedrooms, including a main bedroom with built-in storage and a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making it an ideal home for a growing family.

Externally, the home features a good-sized rear garden, perfect for outdoor entertaining or family play, and a detached double garage providing excellent storage or workshop potential.

Location and Amenities
Deeping St. Nicholas is a charming and friendly village with excellent local amenities, including shops, pubs, and schools, making day-to-day life convenient. Commuters benefit from easy access to Spalding, Peterborough, and nearby road networks, ensuring seamless connections to larger towns and cities. The area is ideal for families seeking a peaceful rural lifestyle without compromising on accessibility.

This property perfectly combines modern living, quality craftsmanship, and a versatile layout, offering a comfortable, stylish, and practical family home in a sought-after location.

Key Features:

Spacious lounge with bay window and fireplace

Modern kitchen/dining room with storage

Flexible second reception room

Four bedrooms with main en-suite

Family bathroom with contemporary fittings

Detached double garage

Good-sized rear garden

Modern UPVC windows and doors

USB charging points and EV charging point

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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SEDGE







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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

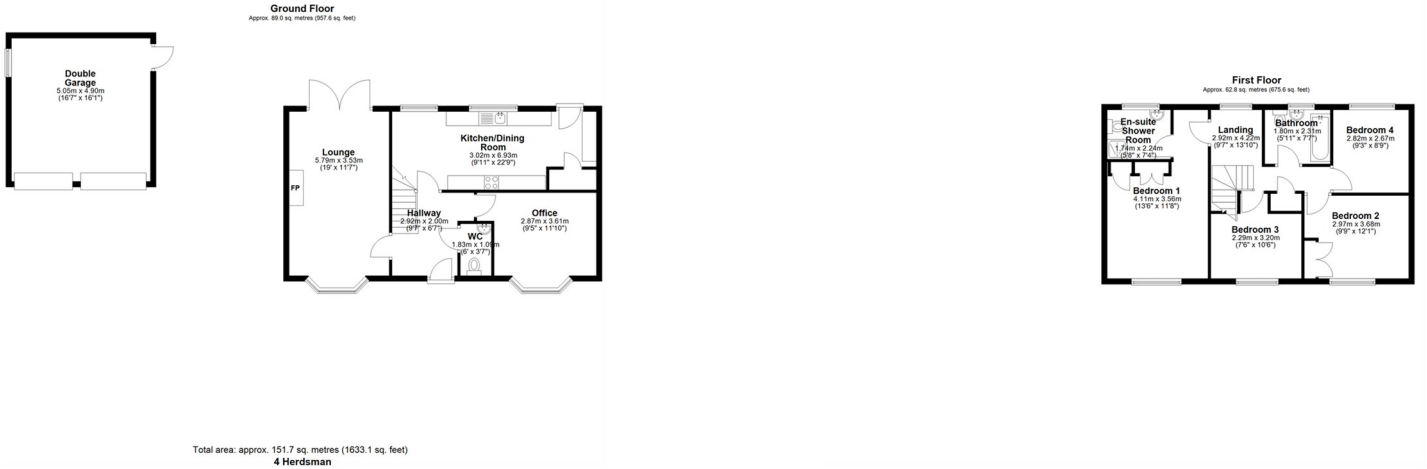
Viewings – By Appointment Only

Floor Area – sq ft

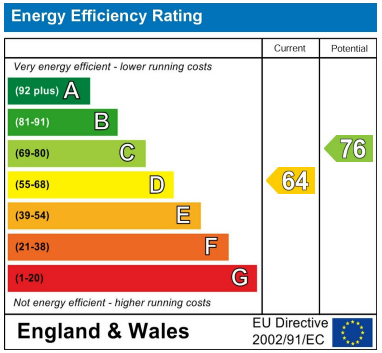
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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