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34 HAYWAIN DRIVE, DEEPING ST NICHOLAS  
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OFFERS OVER £280,000

FREEHOLD

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**F**eaturing FOUR good size bedrooms, this impressive double-fronted family home is offered for sale in excellent decorative order throughout and has two separate reception rooms, kitchen/breakfast room, utility room and master bedroom with en-suite. With a good size lounge with bi-folding doors opening onto the rear garden and with a contemporary media wall, this home also has a good size dining room with bay window to front elevation. There is parking for three vehicles leading to a single garage which has an electric vehicle charging point and the property also benefits from having a good size fully enclosed rear garden. With a large green and play area nearby, viewing of this detached family home is highly advised. Book your viewing today.

Recently installed front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor.

#### LOUNGE 15'5 x 10'6 (4.70m x 3.20m)

With bi-folding doors opening onto the rear garden, feature media wall with built-in cupboard below, radiator and window to rear elevation.

#### DINING ROOM/STUDY 12'8 x 8'9 (3.86m x 2.67m)

With walk-in bay window to front elevation, contemporary fitted light pelmet, floating desk and radiator.

#### KITCHEN/BREAKFAST ROOM 14'4 x 8'2 (4.37m x 2.49m)

With ample wall and base units, recently installed double oven, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, tiled flooring, windows to front and side elevations and door to

#### UTILITY ROOM 7'9 x 5' (2.36m x 1.52m)

With a range of base units, plumbing for washing machine, tiled flooring, central heating boiler, door to rear garden and door to

#### LANDING

With built-in airing cupboard and access to loft.

#### BEDROOM ONE 12'3 x 9' (3.73m x 2.74m)

With built-in wardrobe, radiator, window to front elevation and door to

#### EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and window to front elevation.

#### BEDROOM TWO 12'5 x 8'4 (3.78m x 2.54m)

With radiator and window to front elevation.

#### BEDROOM THREE 9'2 x 8'3 (2.79m x 2.51m)

With radiator and window to rear elevation.

#### BEDROOM FOUR 9'7 x 7' (2.92m x 2.13m)

With radiator and window to rear elevation.

#### BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

#### CLOAKROOM

A recently installed suite comprising low flush WC, wash-hand basin, radiator and window to rear elevation.

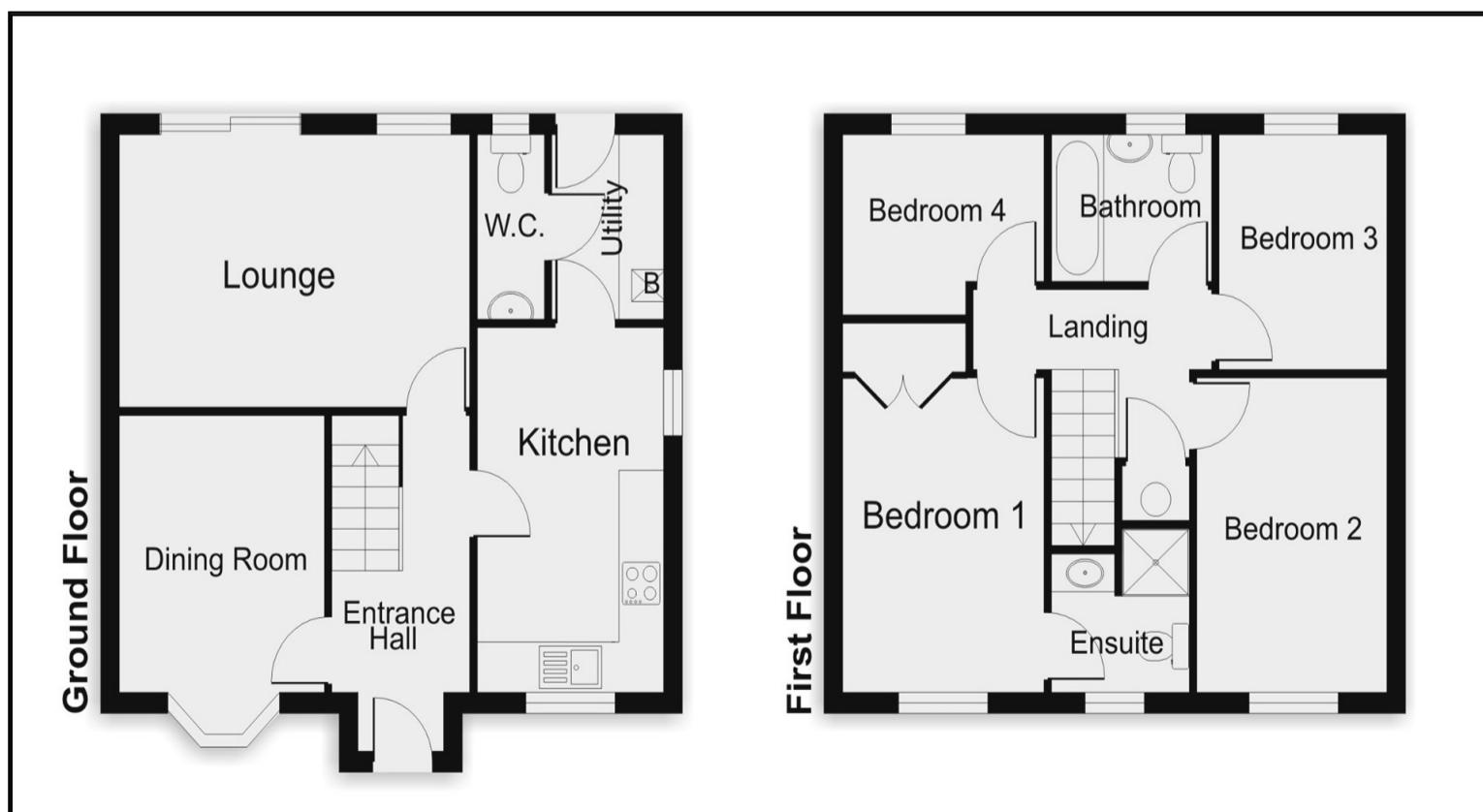
#### OUTSIDE

The property has a driveway which provides parking for 2-3 vehicles with an electric vehicle charging point and leads to a single garage.

The rear garden is exceptionally large with decked area and is mainly laid to lawn with patio area and paving.

EPC RATING: C

COUNCIL TAX BAND: C (SOUTH HOLLAND)



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