



**2 Herdsmans Close, Deeping St Nicholas, Lincolnshire PE11 3AE £440,000**



\*\*\* DETACHED SIX BEDROOM HOME \*\*\* Nestled within an exclusive cul-de-sac in the sought-after village of Deeping St Nicholas, this beautifully presented family residence offers both space and versatility. Ideally located between Market Deeping and Spalding, the property boasts a welcoming lounge with French doors opening to the garden, a formal dining room or games room, a separate study, and an impressive open-plan kitchen/dining/family area complete with a central island. Additional ground floor features include a utility room, cloakroom, and a double garage. Upstairs, the principal suite benefits from its own dressing room and en-suite, complemented by five further bedrooms, another also with an en-suite, and a stylish four piece family bathroom. EPC Rating Currently unavailable / Council Tax Band E



**ENTRANCE DOOR TO:****HALLWAY**

Two radiators, stairs to first floor accommodation.

**LOUNGE**

16' 10" x 14' 0" ( 5.13m x 4.27m) (approx) Feature acoustic panelling to one wall. UPVC double glazed window to the front, UPVC double glazed French doors to the rear, with bespoke inset blinds.

**GAMES ROOM / DINING ROOM**

13' 6" x 11' 3" (4.12m x 3.44m) (approx) Radiator, inset spotlights. UPVC double glazed French doors to the rear.

**STUDY**

9' 2" x 8' 10" x (2.80m x 2.69m) (approx) Radiator, feature brick wall, inset spotlights. UPVC double glazed window to the rear.

**CLOAKROOM**

Fitted with a two piece suite comprising pedestal wash hand basin and low level WC. Radiator. UPVC double glazed window to the front.

**KITCHEN / DINING ROOM**

20' 6" x 12' 1" (6.25m x 3.68m) (approx) Fitted with a range of eye level and base units with worktop over. One and a half bowl ceramic sink with mixer tap over. Built-in microwave, oven, hob with extractor over. Integrated dishwasher. Central island / breakfast bar. Two radiators, inset spotlights. Three UPVC double glazed full length windows to the side, with further UPVC window.

**FAMILY ROOM**

16' 6" x 13' 9" (5.04m x 4.2m) (approx) Two UPVC double glazed French doors to either side, with bespoke inset blinds.

**UTILITY ROOM**

Fitted with a range of eye level and base units with worktop over. Ceramic sink, drying cupboard with hanging rails and heater. Plumbing for stackable washing machine and tumble dryer. Inset spotlights. Door to garage.

**LANDING**

Three storage cupboards, radiator. UPVC double glazed windows to the front.

**PRINCIPLE SUITE**

17' 11" x 16' 7" (5.46m x 5.05m) (approx) Including hall area. Two UPVC double glazed windows to the front. Two radiators.

**EN SUITE**

Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin and WC. Radiator, inset spotlights. UPVC double glazed window to the side.

**DRESSING ROOM**

8' 6" x 6' 9" (2.60m x 2.07m) (approx) Hanging space to both sides with drawers below.

**BEDROOM TWO**

15' 3" x 12' 4" (4.64m x 3.75m) (approx) UPVC double glazed window to the rear. Radiator, inset spotlights.

**BEDROOM THREE**

11' 1" x 8' 7" (3.37m x 2.61m) (approx) UPVC double glazed window to the rear. Inset spotlights, radiator.

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Extractor, radiator.

**BEDROOM FOUR**

12' 11" x 11' 4" (3.93m x 3.45m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM FIVE**

14' 3" x 7' 4" (4.34m x 2.24m) (approx) UPVC double glazed window to the front. Radiator.

**BEDROOM SIX**

UPVC double glazed window to the rear. Radiator, extractor.

**FAMILY BATHROOM**

Fitted with a four piece suite comprising freestanding bath with free standing taps, shower cubicle, dual wash hand basins and low level WC. Radiator, inset spotlights. UPVC window to the side.

**OUTSIDE**

To the front, a driveway providing ample parking leads to the garage.

To the side, there is a patio area, and gravelled area.

To the rear, the garden is laid to lawn and has walling and timber fencing, gated to rear. Patio area, log store which houses oil tank.

**DOUBLE GARAGE**

Up and over door to the front. Power and light connected. Storage cupboard. Window to the rear, and further window to the front.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

