



10 HAY BARN ROAD, DEEPING ST NICHOLAS
 PE11 3EJ

£287,500

FREEHOLD



Briggs Residential
 17 Market Place
 Market Deeping
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01778
 349300

With a private double width driveway, this four bedroom detached family home is situated on a popular development and provides generous accommodation throughout including a large garden room off the kitchen diner. The good size lounge is ideal for entertaining whilst to the first floor there are four large bedrooms with en suite to the master and a family bathroom. Outside, there is a single garage and a private southerly facing rear garden. Viewing of this excellent home is highly advised.

Front entrance door opening to

HALLWAY

With storage cupboard, radiator and stairs to first floor.

CLOAKROOM

Comprising low flush wc, wash hand basin, radiator and window to front aspect.

LOUNGE 14'3 x 13' (4.35m x 3.96m)

This well designed room has TV point, radiator and bay window to front aspect.

KITCHEN DINING ROOM 21' x 8'9 (6.40m x 2.66m)

A spacious room comprising ample wall and base units, built-in double oven with ceramic hob and extractor hood above, plumbing for dishwasher, work surface, fridge space, sink unit, dining area, tiled flooring, radiator, window to rear aspect and open access to

GARDEN ROOM 12' x 9'6 (3.65m x 2.89m)

With tiled flooring and French doors opening onto the rear garden.

UTILITY ROOM 6'7 x 5'8 (2m x 1.72m)

With plumbing for washing machine, work surface, wall units, tiled flooring and door to side aspect.

LANDING

With built in airing cupboard and access to loft.

MASTER BEDROOM 13'7 x 12' (4.14m x 3.65m)

With fitted wardrobe, TV point, radiator, window to front aspect and door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush wc, radiator and window to side aspect.

BEDROOM TWO 11' x 10'7 (3.35m x 3.22m)

With radiator and window to rear aspect.

BEDROOM THREE 13'4 max x 12'11 (4.06m x 3.63m)

With radiator and dormer window to front aspect.

BEDROOM FOUR 9'6 x 6'8 (2.89m x 2.03m)

With radiator and window to rear aspect.

BATHROOM

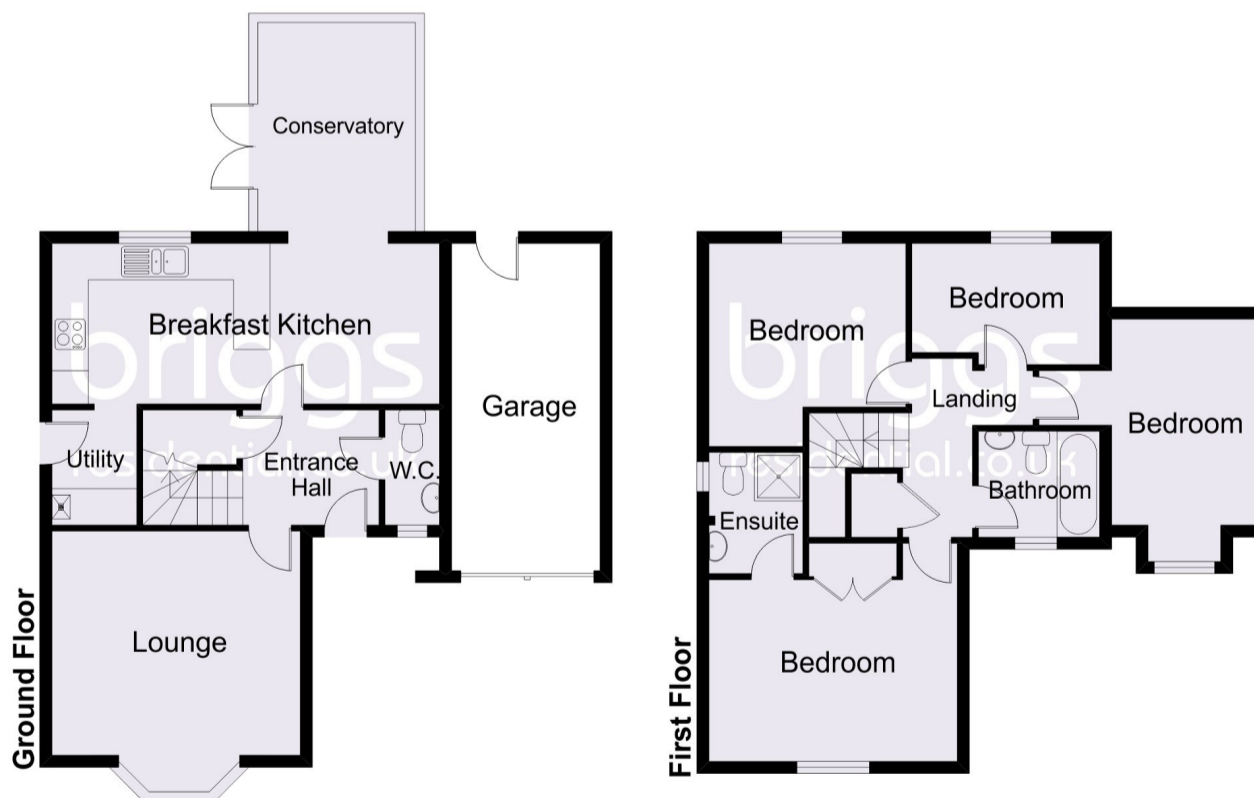
Comprising panelled bath, wash hand basin, low flush wc, radiator, wall tiling and window to front aspect.

OUTSIDE

The double width driveway leads to a single garage with up and over door.

The southerly facing private rear garden is mainly laid to lawn with large patio and paving.

EPC RATING: E



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