



**11 Caultons Road, DEEPING ST NICHOLAS**

**£294,000**



\*\*\* MODERN THREE BEDROOM DETACHED HOME WITH OPEN VIEWS TO REAR \*\*\* This recently built modern home benefits from cloakroom, kitchen / diner and lounge to the ground floor, with main bedroom with ensuite, two further bedrooms and a family bathroom to the first floor. Outside there is a generous driveway with garage and a rear garden with open views over countryside. EPC Energy rating C Council Tax Band D.

**DOOR TO:**
**ENTRANCE HALL**

Large hallway with stairs to first floor accommodation, radiator.

**CLOAKROOM**

Fitted with a two piece suite comprising pedestal wash hand basin and low level WC. Radiator.

**KITCHEN / DINER**

4.18m x 2.94m (13' 9" x 9' 8") (approx) Fitted with a range of eye level and base units with worktop over. One and a half bowl sink and drainer. Double electric oven and hob with extractor fan over. Integrated fridge / freezer. Space and plumbing for washing machine. Boiler cupboard, radiator. UPVC double glazed window to the front.

**LOUNGE**

17' 2" x 13' 4" (5.23m x 4.06m) (Approx) UPVC windows to rear, patio doors to garden and radiator.

**LANDING**

Airing cupboard. Loft with ladder.

**MAIN BEDROOM**

4.97m max x 2.98m (16' 4" x 9' 9") (approx) UPVC double glazed window to the rear. Radiator.

**EN-SUITE**

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

**BEDROOM TWO**

4.21m x 2.96m (13' 10" x 9' 9") (approx) UPVC double glazed window to the front. Radiator. Alcove.

**BEDROOM THREE**

3.46m x 2.13m (11' 4" x 7' 0") (approx) UPVC double glazed window to the rear. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Heated towel rail. UPVC double glazed window to the front.

**OUTSIDE**

To the front, a driveway leads to the garage.

To the rear, the garden is laid to lawn and enclosed by timber fencing. Patio.

**GARAGE**

Up and over door 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.

