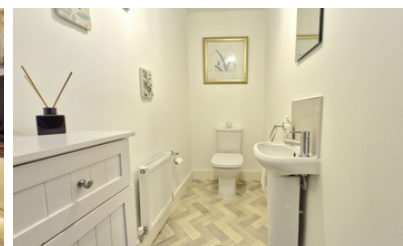




3 Mallard Close, Deeping St Nicholas, Lincolnshire PE11 3ZP

£285,000



*** OVERLOOKING WOODLAND AREA *** Situated in the popular village of Deeping St Nicholas, conveniently located for both Market Deeping and Spalding, this modern three bedroom detached home offers well presented and spacious accommodation throughout. The property briefly comprises a generous entrance hall, a contemporary kitchen/breakfast room, a lounge/diner with French doors opening onto the rear garden, and a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, with an en-suite shower room to the principal bedroom, along with a family bathroom. Externally, the property benefits from a well maintained landscaped rear garden complete with a summerhouse, as well as a detached single garage and off road parking. EPC Energy Rating C / Council Tax Band D.

DOOR TO:

ENTRANCE HALL

Spacious hallway with stairs to first floor accommodation with storage cupboard under, and radiator.

DOWNSTAIRS CLOAKROOM

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

KITCHEN / BREAKFAST ROOM

4.18m x 2.94m (13' 9" x 9' 8") (approx) Fitted with a range of eye level and base units with worktop over and tiled splashbacks. One and a half bowl sink with inset drainer and swan neck mixer tap over. Double eye level oven. Induction hob with extractor hood over. Integrated fridge / freezer and dishwasher. Space and plumbing for washing machine. Cupboard housing boiler, radiator, tiled flooring, and spotlights to the ceiling. UPVC double glazed window to the front.

LOUNGE / DINER

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

LANDING

Storage cupboard, loft access and radiator.

BEDROOM ONE

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 oversized shower cubicle, pedestal wash hand basin and WC. Radiator, chrome heated towel rail, spotlights to the ceiling, and partly tiled. 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.

BEDROOM THREE

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

FAMILY BATHROOM

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

OUTSIDE

To the front of the property, there is ample tandem off road parking situated in front of the detached single garage. The home enjoys an attractive outlook over an open green space with established woodland trees.

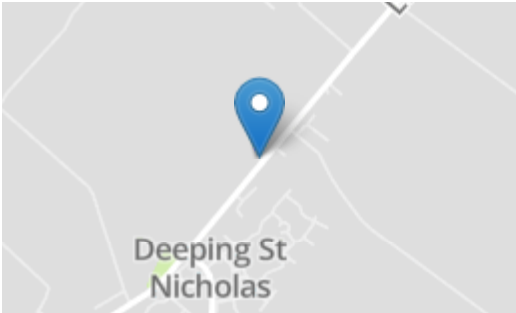
To the rear, the landscaped garden is predominantly laid to lawn, with sections bordered by decorative gravel and the boundary framed by mature planting and shrubbery. There is a patio seating area, a pathway leading to a greenhouse, and a 10ft x 8ft summerhouse with French doors. A personnel door also provides access into the garage.

DETACHED GARAGE

Up and over door, light and power connected.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

