



6 Falcon Avenue, Deeping St Nicholas, Lincolnshire PE11 3ZQ

£214,950



*** NO ONWARD CHAIN *** This well presented three bedroom semi-detached home is ready to move straight into and ideal for first time buyers, or investors alike. The accommodation briefly comprises an entrance hall with downstairs cloakroom, and a stylish open plan kitchen/dining/living space featuring integrated appliances and French doors opening onto the landscaped rear garden. To the first floor are three bedrooms, with the principal bedroom benefitting from an en-suite shower room, alongside a contemporary family bathroom. Externally, the property enjoys a driveway providing tandem off road parking and a thoughtfully landscaped rear garden. EPC Energy Rating C / Council Tax Band B.

ENTRANCE HALL

Storage cupboard and radiator.

DOWNSTAIRS CLOAKROOM

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

LIVING / DINING AREA

4.86m x 3.16m (15' 11" x 10' 4") (Approx) UPVC French doors to garden. Two radiators.

KITCHEN

3.57m x 2.56m (11' 9" x 8' 5") (Approx) Fitted with a range of eye level and base units with worktops over and tiled splashbacks. Stainless steel sink with inset drainer and mixer tap over. Gas hob with extractor hood over. Eye level oven. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Radiator, inset spotlights to the ceiling. UPVC window to the front.

Stairs to first floor accommodation with storage cupboard under.

LANDING

UPVC window to the side. Storage cupboard over bulkhead. Radiator.

BEDROOM ONE

3.31m x 2.53m (10' 10" x 8' 4") (Approx) UPVC window to the rear. Radiator.

EN-SUITE

Fitted with a three piece suite comprising oversize shower cubicle, pedestal wash hand basin and low level WC. Partly tiled, chrome heated towel rail, extractor and inset spotlights to the ceiling.

BEDROOM TWO

2.74m x 2.55m (9' 0" x 8' 4") (Approx) UPVC window to the front. Radiator.

BEDROOM THREE

2.25m min x 2.19m (7' 5" x 7' 2") (Approx) UPVC window to the rear. Radiator. Loft access.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Partly tiled, inset spotlights to the ceiling, and chrome heated towel rail. UPVC window to the front.

OUTSIDE

To the front, the property benefits from a small gravelled frontage with steps leading up to the front door. To the left hand side, a driveway provides tandem parking for two vehicles.

To the rear, the landscaped garden is mainly laid to lawn with a patio area adjoining the French doors, creating an ideal space for outdoor seating. There is a second, lower tier with sleeper borders, as well as a further patio area at the bottom of the garden. Gated side access leads through to the driveway.

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.

