

10 HAY BARN ROAD, DEEPING ST NICHOLAS  
PE11 3EJ

£280,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**W**ith 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**

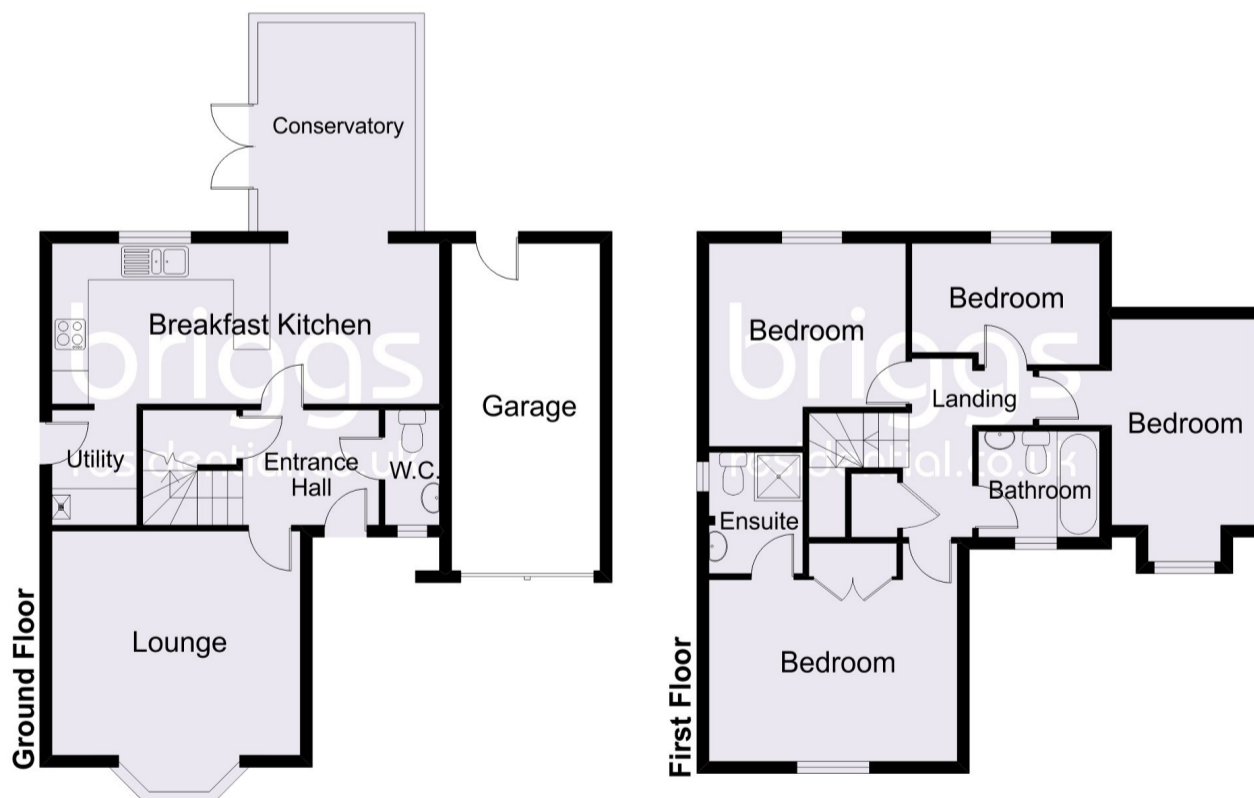
Comprising panelled bath, wash hand basin, low flush wc, radiator, wall tiling and window to front aspect.

**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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