



10 Spalding Road, Deeping St James, Lincolnshire PE6 8NJ

£550,000



***** FAMILY HOME ***** This well-presented five double bedroom detached property offers extensive living space over three floors, ideal for a growing family. The layout is practical and spacious, with quality finishes throughout. The ground floor features a welcoming entrance hall and four generous reception rooms, offering flexible space for living, dining, working, or entertaining. The open plan kitchen includes a central island and has been designed for both everyday use and hosting. Upstairs, the first floor is centred around the large principle bedroom with two versatile dressing rooms and a modern four piece en-suite. Two further double bedrooms and a four piece family bathroom are also on this level. The second floor offers two more spacious bedrooms, a storage room and a shower room, ideal for older children, guests, or office use. Outside, the property includes a gated block-paved driveway with ample parking and a landscaped, enclosed rear garden. EPC Energy Rating B / Council Tax Band F.

PORCH

1.94m x 1.56m (6' 4" x 5' 1") (Approx) UPVC front door with window to side.

DINING HALL

5.80m into bay x 3.27m min (19' 0" x 10' 9") (Approx) UPVC bay window to front, tiled floor with underfloor heating, speakers built in to ceiling and stairs to first floor accommodation.

LOUNGE

4.27m not including storage cupboards x 2.92m max (14' 0" x 9' 7") (Approx) UPVC window to front, underfloor heating and two storage cupboards.

INNER HALL

Tiled flooring with underfloor heating.

OFFICE

3.24m x 2.41m (10' 8" x 7' 11") (Approx) UPVC window to side and underfloor heating.

DOWNSTAIRS CLOAKROOM

2.90m x 1.60m (9' 6" x 5' 3") (Approx) Two piece suite comprising wash hand basin with tiled splashback and WC. Built-in storage and tiled flooring with underfloor heating.

UTILITY ROOM

2.19m x 2.07m (7' 2" x 6' 9") (Approx) Fitted with a range of eye level and base units with worktop over, space and plumbing for washing machine and tumble dryer. Wall mounted boiler and UPVC door to side. Tiled flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM

5.43m min x 3.23m max (17' 10" x 10' 7") (Approx) Fitted with a range of eye level and base units with worktops over, undermount sink with 1/2 bowl, integrated dishwasher and space for American style fridge/freezer. Integrated eye level oven, steam oven, microwave and wine cooler. Central island with gas hob and extractor over, with breakfast bar. UPVC window to side, French doors to rear, inset spotlights and built-in speakers to the ceiling. Tiled flooring with underfloor heating.

LIVING ROOM

6.16m x 3.65m (20' 3" x 12' 0") (Approx) Wooden flooring with underfloor heating, inset spotlights and built-in speakers to the ceiling. Two UPVC windows to the side, and bi-folding doors to rear.

FIRST FLOOR

LANDING

Airing cupboard, radiator and UPVC window to side.

PRINCIPLE BEDROOM

3.53m x 3.19m (11' 7" x 10' 6") (Approx) UPVC window to rear, radiator, built-in speaker to the ceiling and inset spotlights.

DRESSING ROOM

3.73m x 2.95m not including wardrobes (12' 3" x 9' 8") (Approx) Built-in wardrobes, radiator and built-in speaker to ceiling.

DRESSING ROOM

3.20m x 2.67m not including wardrobes (10' 6" x 8' 9") (Approx) UPVC window to rear, built-in wardrobes, radiator and built-in speaker to the ceiling.

EN-SUITE

3.09m x 2.52m (10' 2" x 8' 3") (Approx) Fitted with a four piece suite comprising bath with wall mounted taps, shower head and TV, floating vanity wash hand basin, WC with concealed cistern, and walk-in oversized shower with rainfall head. Fully tiled, chrome heated towel rail and inset spotlights.

BEDROOM TWO

4.14m x 4.14m (13' 7" x 13' 7") (Approx) UPVC window to front, storage cupboard and radiator.

BEDROOM THREE

4.71m into bay x 3.56m (15' 5" x 11' 8") (Approx) UPVC bay window to front, storage cupboard and radiator.

FAMILY BATHROOM

2.73m x 2.73m (8' 11" x 8' 11") (Approx) Fitted with a four piece suite comprising bath with extendable handheld shower head, floating vanity wash hand basin, WC with concealed cistern and oversized walk-in shower with rainfall head. Fully tiled, recessed storage, inset spotlights and chrome heated towel rail.

SECOND FLOOR

LANDING

Radiator.

BEDROOM FOUR

4.94m x 4.15m (16' 2" x 13' 7") (Approx) UPVC window to side and radiator.

BEDROOM FIVE

4.91m x 4.17m max (16' 1" x 13' 8") (Approx) UPVC window to rear and radiator.

STORAGE

3.59m x 2.03m (11' 9" x 6' 8") (Approx)

SHOWER ROOM

2.73m x 2.63m (8' 11" x 8' 8") (Approx) Fitted with a three piece suite comprising wash hand basin with upstand, concealed cistern WC and shower cubicle. Chrome heated towel rail and extractor fan.

OUTSIDE

To the front, the property is approached via secure electric gates leading to a spacious block-paved driveway, offering ample off road parking.

To the rear, the garden is fully enclosed with timber fencing and features a generous lawn alongside an expansive patio area, ideal for outdoor seating and entertaining.

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.

