

OPENING HOURS



61 HAY BARN ROAD, DEEPING ST NICHOLAS
PE11 3EJ

£310,000

FREEHOLD



briggs
residential

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This large four bedroom detached family home has been designed to provide generous and versatile accommodation throughout and is set on a good size plot with a private enclosed rear garden. The property features two 20' first floor bedrooms plus a further third bedroom to the first floor, whilst there is a fourth bedroom/large study to the ground floor. Other benefits of the home include two reception rooms, kitchen/breakfast room and bathrooms to ground floor and first floor. Ideal for the growing family, this home is set on this popular development and viewing is highly advised to appreciate the superb accommodation available.

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor with built-in cloaks cupboard below.

LOUNGE 15'2 x 11'5 (4.62m x 3.48m)

Featuring a coal-effect gas fire with attractive surround, this room has TV point, radiator and window to front elevation.

DINING ROOM 12'7 x 9'9 (3.84m x 2.97m)

With radiator and window to front elevation.

BEDROOM FOUR/STUDY 10'11 x 9'8 (3.33m x 2.95m)

With radiator and window to rear elevation.

GROUND FLOOR BATHROOM

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, radiator and window to rear elevation.

KITCHEN/BREAKFAST ROOM 12'4 x 12'3 (3.76m x 3.73m)

A good size room with a range of wall and base units with integrated oven and hob with extractor above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, radiator, window to rear elevation and door to

LANDING

BEDROOM ONE 20' into wardrobe x 14'8 (6.10m max x 4.47m)

A most impressive room with dormer window to front elevation, built-in wardrobes, radiator and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, radiator and skylight window to rear elevation.

BEDROOM TWO 20' into wardrobe x 12' (6.10m max x 3.66m)

Another good size room with dormer window to front elevation, built-in wardrobes and radiator.

BEDROOM THREE 10'5 x 8'9 (3.18m x 2.67m)

With radiator, wardrobe and dormer window to front elevation.

BATHROOM

Comprising panelled bath with mixer tap and shower above, wash-hand basin, low flush WC, radiator and skylight window to rear elevation.

UTILITY ROOM 8'3 x 5'1 (2.51m x 1.55m)

With a range of base units, plumbing for washing machine, sink unit, radiator, central heating boiler, internal door to garage and door to rear garden.

OUTSIDE

The property has a double-width driveway which leads to an integral single garage with up-and-over door.

The rear garden, which provides a high degree of privacy, is mainly laid to lawn with patio area, paving and timber shed.

EPC RATING: TBC

COUNCIL TAX BAND: D (SOUTH HOLLAND)

Awaiting Floorplan

ANTI-MONEY LAUNDERING REGULATIONS

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