





4 HERDSMANS CLOSE

SPALDING, PE11 3AE

£300,000

FREEHOLD

FOUR-BEDROOM FAMILY HOME | DEEPING ST NICHOLAS | EN-SUITE | KITCHEN/DINING AREA | VERSATILE RECEPTION SPACE | DETACHED DOUBLE GARAGE | EV CHARGING POINT | ENCLOSED REAR GARDEN

A stylish and spacious four-bedroom family home situated in the sought-after village of Deeping St Nicholas, offering modern accommodation and a range of practical features for contemporary living. The property benefits from four well-proportioned bedrooms, including a principal bedroom with en-suite, versatile reception space and a bright kitchen/dining area, creating an ideal layout for family life and entertaining. Outside, there is a good-sized rear garden and a detached double garage, providing excellent storage and parking. Further benefits include modern UPVC fittings, USB charging points and an electric vehicle charging point. Ideally positioned within a popular village location, with local amenities and convenient commuter links, this is an excellent opportunity to purchase a well-equipped family home.

4 HERDSMANS CLOSE

• Spacious 4-bedroom family home in Deeping St. Nicholas • Lounge with bay window and fireplace • Modern kitchen/dining room • Flexible second reception/office room • Downstairs WC for convenience • Master bedroom with en-suite and built-in storage • Three additional bedrooms and family bathroom • Detached double garage with EV charging point • Good-sized rear garden • Modern UPVC windows and doors, USB charging points, quality fittings throughout





Room Descriptions

FOUR-BEDROOM FAMILY HOME | DEEPING ST NICHOLAS | EN-SUITE | KITCHEN/DINING ROOM | TWO RECEPTION ROOMS | DETACHED DOUBLE GARAGE | EV CHARGING POINT | USB CHARGING POINTS

Sedge Estate Agents are delighted to offer for sale this stylish and spacious four-bedroom family home, situated in the popular village of Deeping St Nicholas. Offering modern accommodation, versatile reception space and a range of contemporary features, this property is ideally suited to families, home workers and buyers looking for a well-equipped modern home.

GROUND FLOOR

The property is entered via a welcoming hallway, measuring approximately 2.92m x 2.00m, with stairs rising to the first floor and access to the ground-floor WC and reception rooms.

The spacious lounge measures approximately 5.79m x 3.53m and enjoys plenty of natural light from an attractive front-facing bay window. A feature fireplace provides an attractive focal point, while double doors add to the character and welcoming feel of this excellent family living space.

A further reception room measures approximately 2.87m x 3.61m and also benefits from a front-facing bay window. This versatile room would make an ideal home office, study, playroom or additional sitting room.

The modern kitchen/dining room measures approximately 3.02m x 6.93m, providing an excellent space for everyday family living and entertaining. With two windows overlooking the rear garden, a useful storage cupboard and ample room for dining, this is a bright and practical part of the home. USB charging points provide additional modern convenience.

A ground-floor WC completes the downstairs accommodation.

FIRST FLOOR

To the first floor are four well-proportioned bedrooms, together with a family bathroom and spacious landing with useful storage.

The principal bedroom measures approximately 4.11m x 3.56m and benefits from built-in storage and its own modern en-suite shower room.

Bedroom two measures approximately 2.97m x 3.68m and includes a built-in storage cupboard. Bedroom three measures approximately 2.29m x 3.20m, while bedroom four measures approximately 2.82m x 2.67m and enjoys a rear-facing aspect.

The family bathroom serves the remaining bedrooms, while the spacious landing provides access to all first-floor rooms and includes a useful storage cupboard.

OUTSIDE

The property benefits from a good-sized rear garden, providing an excellent outdoor space for families, relaxing and entertaining.

A particular feature is the detached double garage, measuring approximately 5.05m x 4.90m, with an up-and-over door, side window and internal access door. Offering excellent potential for secure parking, storage or workshop use, the garage also houses the property's electric vehicle charging point.

ADDITIONAL FEATURES

Modern UPVC windows and doors throughout
USB charging points
Electric vehicle charging point
Detached double garage
Four bedrooms
Principal bedroom with en-suite
Versatile home office or second reception room
Good-sized rear garden

LOCATION

Situated in the popular village of Deeping St Nicholas, this property offers modern family accommodation in a village setting, with local amenities and convenient commuter access.

Combining four bedrooms, two reception rooms, a spacious kitchen/dining room, detached double garage and modern features including an EV charging point, this is an excellent opportunity to purchase a versatile family home.

Early viewing is highly recommended.

Summary

FOUR-BEDROOM FAMILY HOME | DEEPING ST NICHOLAS | DETACHED DOUBLE GARAGE | EN-SUITE | MODERN KITCHEN/DINING ROOM | TWO RECEPTION ROOMS | EV CHARGING POINT | GOOD-SIZED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this beautifully presented modern four-bedroom family home, situated in the popular village of Deeping St Nicholas. Offering spacious and versatile accommodation, contemporary fittings and excellent practical features, this property is ideally suited to growing families and buyers seeking modern village living.

The ground floor welcomes you with an entrance hallway leading to a spacious lounge, featuring an attractive bay window and fireplace, creating a comfortable and inviting family living space.

The modern kitchen/dining room provides an excellent area for everyday family life and entertaining, with ample space for dining and useful storage. A separate second reception room offers excellent flexibility and could be used as a home office, study, playroom or additional sitting room. A convenient ground-floor WC completes the downstairs accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with built-in storage and a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a good-sized rear garden, providing an ideal space for outdoor dining, entertaining and family activities. There is also a detached double garage, offering excellent secure storage, parking or potential workshop space.

Further benefits include modern UPVC windows and doors, USB charging points and an electric vehicle charging point, making this a well-equipped home for contemporary living.

LOCATION

Deeping St Nicholas is a popular village offering a pleasant setting for family life, with local amenities including shops, public houses and schools. The property is also conveniently positioned for access to Spalding, Peterborough and the surrounding road network, making it an appealing choice for commuters seeking a village lifestyle without losing access to larger towns and cities.

Combining four bedrooms, two reception rooms, a modern kitchen/dining room, detached double garage and a range of contemporary features, this is an excellent opportunity to purchase a spacious and versatile family home in a sought-after village location.

Early viewing is highly recommended.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

4 HERDSMANS CLOSE




















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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

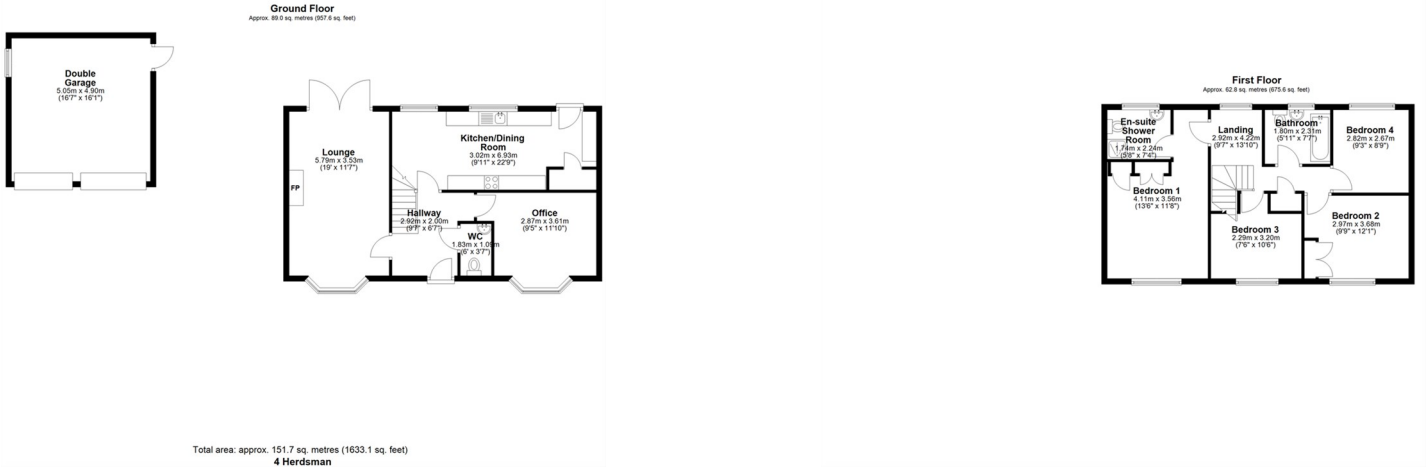
Viewings – By Appointment Only

Floor Area – sq ft

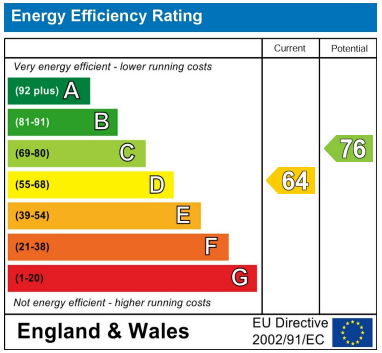
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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