





24 HARROW ROAD

DEEPING ST NICHOLAS, PE11 3ES

£210,000

FREEHOLD

THREE-BEDROOM FAMILY HOME | TWO RECEPTION ROOMS | UTILITY ROOM | GROUND FLOOR WC | LARGE ENCLOSED REAR GARDEN | AIR SOURCE HEAT PUMP | FULL PLANNING PERMISSION FOR REAR EXTENSION

Sedge Estate Agents are delighted to offer for sale this spacious three-bedroom family home, offering versatile accommodation, a large enclosed rear garden and exciting potential to extend.

The property currently benefits from two reception rooms, a separate kitchen, useful utility room and ground floor WC, providing practical living space for families and those requiring additional room to work or entertain.

Externally, the property boasts a large fully enclosed rear garden, offering excellent outdoor space for families, gardening enthusiasts and entertaining.

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• THREE BEDROOMS • TWO RECEPTION ROOMS • LARGE FULLY ENCLOSED REAR GARDEN • AIR SOURCE HEAT PUMP • SEPARATE KITCHEN • UTILITY ROOM • GROUND FLOOR WC • FULL PLANNING PERMISSION FOR SUBSTANTIAL REAR EXTENSION • EXCELLENT POTENTIAL TO CREATE ADDITIONAL LIVING SPACE • IDEAL FAMILY HOME





Summary

THREE-BEDROOM FAMILY HOME | LARGE ENCLOSED REAR GARDEN | AIR SOURCE HEAT PUMP | FULL PLANNING PERMISSION FOR REAR EXTENSION | TWO RECEPTION ROOMS | UTILITY ROOM

Sedge Estate Agents are delighted to offer for sale this spacious three-bedroom family home, offering well-proportioned accommodation, a generous enclosed rear garden and exciting potential to create a significantly larger home.

A particular highlight is the benefit of FULL PLANNING PERMISSION for a substantial rear extension, providing buyers with the opportunity to increase the existing living accommodation and create a more versatile family home. Further benefits include an air source heat pump, two reception rooms, a separate kitchen and a useful utility room.

The property is approached via an entrance hall, providing access to the staircase and leading through to the main living accommodation.

The dining room is open plan to the lounge, creating a natural flow between the two reception areas while retaining defined spaces for dining and relaxation. The lounge enjoys a pleasant outlook over the rear garden.

The kitchen is positioned to the front of the property and is complemented by a separate hallway providing access to a ground floor WC, useful storage and a utility room with side-facing window. There is also an additional storage area, providing further practicality.

To the first floor, the landing gives access to three well-proportioned bedrooms, comprising two bedrooms overlooking the rear and a further bedroom to the front. The accommodation is completed by a family bathroom and useful storage cupboard.

Externally, the property benefits from a particularly generous and fully enclosed rear garden, providing excellent outdoor space for families, children, entertaining and relaxation. The garden also offers exciting possibilities alongside the property's approved extension plans.

FANTASTIC POTENTIAL – FULL PLANNING PERMISSION GRANTED

A major selling point is the full planning permission for a substantial rear extension. The approved plans provide for an extended lounge, creating a much larger living space, together with an additional room and a dedicated craft room.

This presents an excellent opportunity for purchasers to adapt and significantly enhance the property to suit their own requirements, creating a larger and more versatile family home.

Combining generous existing accommodation, a large enclosed rear garden, air source heating and the significant advantage of approved planning permission, this property represents an exciting opportunity for buyers looking for a home with plenty of room to grow.

Early viewing is highly recommended to appreciate the accommodation and potential on offer. Contact Sedge Estate Agents today to arrange your appointment.

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SEDGE
Your Local Property Expert





24 HARROW ROAD

ADDITIONAL INFORMATION

Local Authority – South Holland

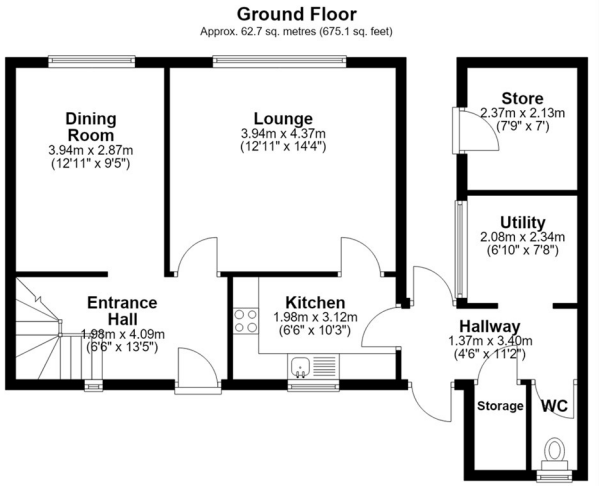
Council Tax – Band A

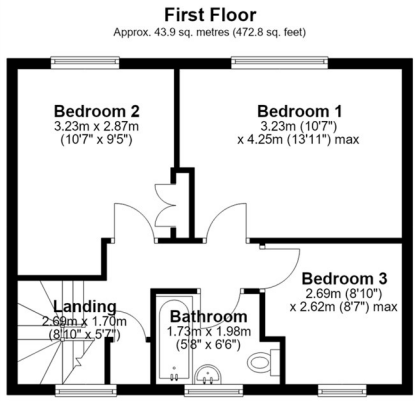
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold







Total area: approx. 106.6 sq. metres (1147.8 sq. feet)

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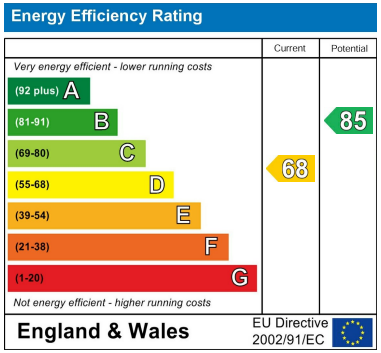

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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