



1 CORONATION AVENUE
DEEPING ST. NICHOLAS, PE11 3EP

£200,000
FREEHOLD

Sedge Estate Agents are delighted to bring to market this generously proportioned three bedroom semi-detached home, ideally positioned in the sought-after village of Deeping St Nicholas. Enjoying easy access to a range of local amenities, reputable schools, and excellent road and transport links, this property offers the perfect blend of space, comfort, and convenience.

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• Bright & Spacious Family Home • Good-Sized Bedrooms • Ground Floor Shower Room • Multi-Fuel Stove • Prime Location – Close to Local Amenities & Transport Links • Well-Appointed Front, Side & Rear Gardens • Off-Road Parking & Garage • Double Glazing & Central Heating Throughout • Viewing Highly Advised! • Call Today



Summary

Offered for Sale by Sedge Estate Agents – A Spacious & Versatile Three Bedroom Home in Deeping St Nicholas

Sedge Estate Agents are delighted to bring to market this generously proportioned three bedroom semi-detached home, ideally positioned in the sought-after village of Deeping St Nicholas. Enjoying easy access to a range of local amenities, reputable schools, and excellent road and transport links, this property offers the perfect blend of space, comfort, and convenience.

Internally, the property opens with a welcoming entrance hall leading into a bright and airy lounge, ideal for relaxing or entertaining. The ground floor also benefits from a third bedroom currently used as a dining room, a fitted kitchen, a separate utility room, and a convenient shower room.

Upstairs, you'll find two further well-sized bedrooms and a family bathroom featuring a three-piece suite including a tub-shower combination, hand basin, and WC.

Externally, this home continues to impress with its well-maintained front, side, and rear gardens, offering plenty of outdoor space. There's off-street parking available to the rear along with a garage and additional garden space behind it – perfect for families or those looking for extra storage or hobby space.

This is a fantastic opportunity to secure a spacious family home in a desirable village location. Early viewing is highly recommended – contact Sedge Estate Agents today to arrange your appointment!

Lounge

Lounge – 4.01m x 4.31m (13'2" x 14'2")

A bright and spacious living area positioned to the front of the home, with a large window allowing plenty of natural light. An ideal space to relax or entertain.

Kitchen

Kitchen – 2.77m x 2.31m (9'1" x 7'7")

Fitted with a range of base and wall units, this well-equipped kitchen offers ample worktop space, integrated appliances, and access to the utility area.

Dining Room/Bedroom 3

Dining Room / Bedroom 3 – 2.77m x 2.95m (9'1" x 9'8")

Currently used as a dining room, this flexible room could also serve as a ground floor bedroom, office, or playroom, depending on your needs with dual aspect windows.

Utility

Utility Room – 3.81m x 2.74m (12'6" x 9'0")

A generous and practical space for laundry and additional storage, with access to the rear garden and garage.

Downstairs Shower Room

Downstairs Shower Room

A convenient ground floor shower room with walk-in shower, wash basin and WC – ideal for guests or multi-generational living.

Garage

Garage

A single garage offering secure off-road parking or additional storage, with further garden space behind – perfect for gardening, workshops, or potential expansion (subject to planning). With Power and Lighting

Landing

Bedroom 1

Bedroom 1 – 2.96m x 5.50m (9'9" x 18'1")

A spacious principal bedroom stretching the full depth of the property, with upvc window and plenty of space for wardrobes and furniture.

Bedroom 2

Bedroom 2 – 3.63m x 2.72m (11'11" x 8'11")

A well-proportioned second bedroom overlooking the rear garden, perfect as a guest room or child's bedroom.

Bathroom

Bathroom

Fitted with a three-piece suite including a panelled bath with shower over, hand wash basin and WC – a bright and functional family bathroom.

External

Externally, the property boasts well-maintained gardens to the front, side, and rear, offering excellent outdoor living space. Off-road parking is available to the rear, along with the garage and further private garden area beyond.

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ADDITIONAL INFORMATION

Local Authority – South Holland

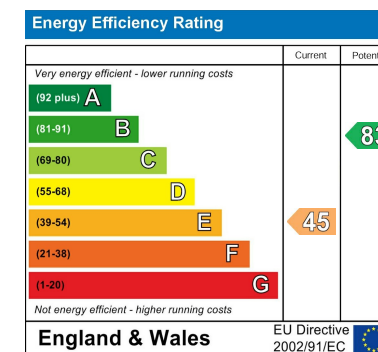
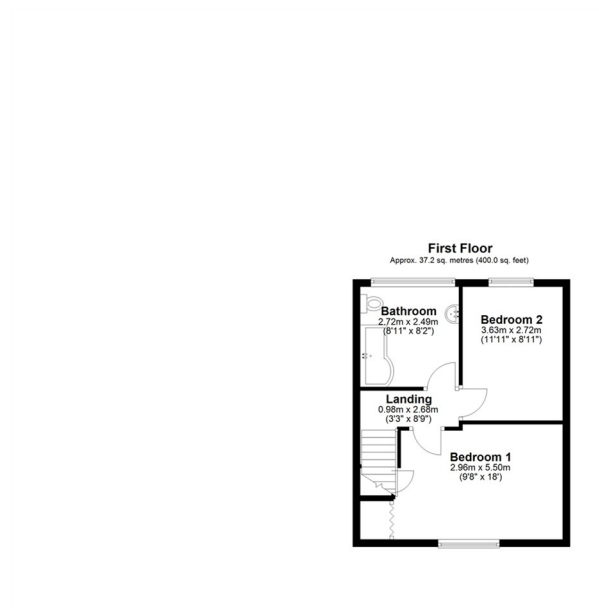
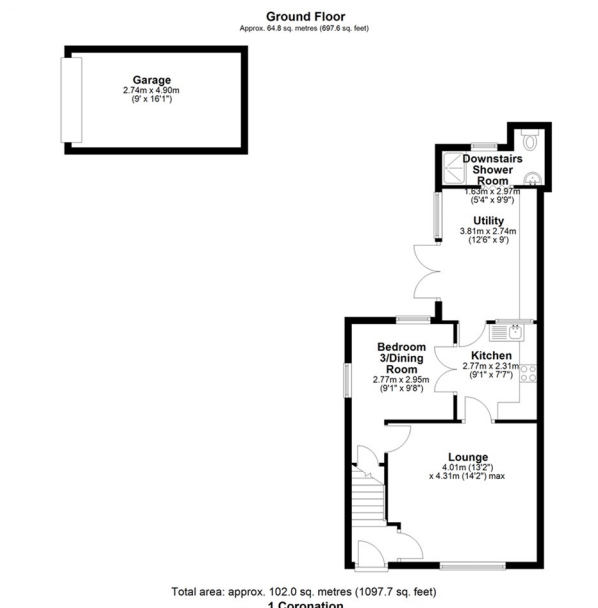
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 796.54 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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