

1 CORONATION AVENUE DEEPING ST. NICHOLAS, PE11 3EP

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.

£200,000 FREEHOLD

1 CORONATION AVENUE

 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 $1 - 2.96m \times 5.50m (9'9" \times 18'1")$ 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





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Not energy efficient - higher running costs

England & Wales

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EU Directive 2002/91/EC