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The Hayloft, Main Road, Deeping St Nicholas PE11 3HA

Guide Price £750,000 Freehold

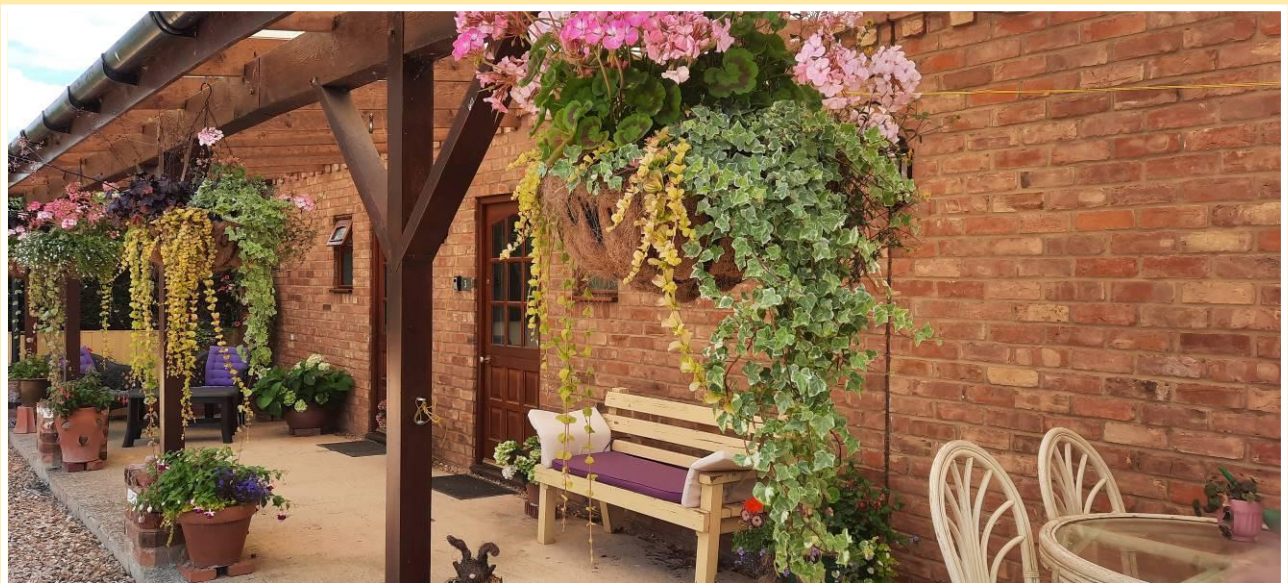
- Beautifully Presented Bungalow
- 1 Acre Plot (STS)
- 4 further Bedrooms with Wet Rooms
- Holiday Let/Bed and Breakfast Potential
- Viewing Recommended

Superbly presented residence with versatile accommodation and situated in a semi-rural location. Deceptively spacious accommodation comprising entrance lobby, OPEN PLAN KITCHEN/DINING/LIVING ROOM, utility room, shower room, mezzanine bedroom/games room, lounge/master bedroom with en-suite, further double bedroom and en-suite. Set on an acre plot with multiple off-road parking. Further accommodation comprising 4 units all with wet rooms suitable for holiday lets/bed and breakfast.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



Secure Gated Car Parking Area





ACCOMMODATION

To the rear elevation an aluminium double glazed door leads into:

ENTRANCE LOBBY

7' 2" x 8' 6" (2.19m x 2.61m) Aluminium full length double glazed window to the side elevation, tiled flooring with under floor heating, inset LED lighting, double door storage cupboard (one with coat rail and shelving and further one with built-in desk, drawer unit, BT point and shelving. Access into:

OPEN PLAN KITCHEN/DINING/LIVING AREA

44' 3" x 20' 1" (13.49m x 6.14m) Porcelain tiled flooring with under floor heating, extensive LED lighting, Kitchen area has slightly recessed ceiling with inset downlighters, centre light point, fitted with a wide range of base and eye level and tall boy units, Corine worktops, Corine splashbacks, integrated stainless steel one and a half bowl sink with quooker tap, built-in Faver extractor fan, built-in Neff induction hob, integrated fridge freezer, pull out larder unit, integrated Neff fan assisted oven (x 2), built-in Neff plate warmer, pull out larder unit with shelving, integrated Siemens dishwasher, built-in corner carousel with shelving, integrated 4 bins.

DINING AREA

Matching co-ordinated units with Corine tops, pull out drawer units with soft dosures, integrated wine cooler, porcelain tiled flooring with under floor heating, aluminium sliding double glazed triple doors to the rear elevation, inset LED lighting, built-in lantern light, TV point, controls for under floor heating.

LIVING AREA

Vaulted ceiling with beams, brick feature wall, 3 velux windows (2 are electrically operated), porcelain tiled flooring with under floor heating, TV point, aluminium double glazed bi-fold doors to the side elevations, central light point, oak shelving, square arch into:

SHOWER ROOM

4' 5" x 7' 9" (1.35m x 2.38m) Obscure aluminium double glazed window to the side elevation, fully tiled walls, tiled floor, inset LED lighting, extractor fan, stainless steel heated towel rail. Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, shower cubicle with fitted shower with double shower head.

UTILITY ROOM

14' 3" x 12' 9" (4.36m x 3.90m) Aluminium double glazed window to the side elevation, inset LED lighting, smoke alarm, electric wall mounted consumer unit, inset LED lighting, 2 aluminium double glazed windows to the side elevation, aluminium double glazed door to the side elevation, porcelain tiled flooring with under floor heating, fitted with a wide range of base and eye level units with work surfaces over, under cabinet lighting, splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, integrated pull out with 4 bins, integrated fridge, staircase with glass balustrades rising to:

BEDROOM/GAMES ROOM

14' 2" x 20' 10" (4.34m x 6.36m) 2 Velux windows to the side elevation (1 electrically operated), sloping ceiling with fitted inset LED lighting, double radiator, smoke alarm.

From the Kitchen area opening into:

INNER HALLWAY

3' 9" x 6' 9" (1.16m x 2.08m) Skimmed and coved ceiling, inset LED lighting, solid oak doors into:

BEDROOM

11' 0" x 17' 6" (3.37m x 5.35m) Wooden double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, double radiator, BT point, door to:



EN-SUITE BATHROOM

6' 4" x 13' 2" (1.94m x 4.03m) Skimmed and coved ceiling, inset LED lighting, access to loft space, medicine cabinet, extractor fan, stainless steel heated towel rail, part tiled walls. Fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap, bath with central mixer tap, walk-in shower enclosure with fitted shower over.

LOUNGE/MASTER BEDROOM

19' 10" x 18' 9" (6.05m x 5.72m) Solid wooden door to the side elevation leading outside, wooden double glazed full length windows to the front elevation, skimmed and coved ceiling, inset LED lighting, built-in fan, 2 double radiators, TV point, open fireplace.

SHOWER ROOM

6' 7" x 9' 6" (2.01m x 2.90m) Aluminium double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, medicine cabinet, stainless steel heated towel rail, tiled flooring with under floor heating, fitted with a three piece suite comprising low level WC, double sink with fitted mixer taps fitted into vanity unit with pull out storage below, walk-in shower enclosure with fitted thermostatic shower over.

BOILER CUPBOARD (OUTSIDE)

Fitted with a Boulter oil fired boiler, shelving, electric consumer board, hot water cylinder.

EXTERIOR

Mature trees, gravelled parking, wrought iron gated access, further gravelled parking area providing multiple parking. Concrete patio area, pergola with brick pillar. Extensive lighting.

FURTHER ACCOMMODATION

Comprising 4 self-contained rooms with en-suite wet rooms.

SELF CONTAINED ROOM AND WET ROOM NO. 4

Wooden double glazed stable door to the rear elevation leading into:

LOUNGE/BEDROOM

13' 3" x 20' 3" (4.06m x 6.19m) Wooden double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, thermostat, smoke alarm, door to:

EN-SUITE WET ROOM

6' 9" x 8' 5" (2.06m x 2.59m) Obscure wooden double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, access to loft space, fully tiled walls, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, shower screen with the mostatic shower.

SELF CONTAINED ROOM AND WET ROOM NO. 3

Solid wooden glazed stable door to the rear elevation into:

LOUNGE/BEDROOM

19' 5" x 13' 3" (5.94m x 4.06m) 2 wooden double glazed windows to the front elevation, skimmed and coved ceiling, centre light point, 2 double wall lights, TV point, telephone point, double radiator, central heating thermostat, smoke alarm, door to:

EN-SUITE WET ROOM

6' 9" x 8' 3" (2.08m x 2.52m) Obscure wooden double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, built-in extractor fan, access to loft space, fully tiled walls, tiled floor, heated towel





rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower screen with fitted the rmostatic shower.

SELF CONTAINED ROOM AND WET ROOM NO. 2

Wooden double glazed stable door to the rear elevation into:

LOUNGE/BEDROOM

19' 6" x 13' 5" (5.95m x 4.09m) Wooden double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, central heating thermostat, TV point, telephone point, smoke alarm.

EN-SUITE WET ROOM

6' 8" x 8' 5" (2.05m x 2.59m) Obscure wooden double glazed window to the rear elevation, skimmed and coved ceiling, heated towel rail, inset LED lighting, extractor fan, access to loft space, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower screen with the rmostatic shower.

Part glazed door from No. 2 into:

SELF CONTAINED ROOM AND WET ROOM NO. 1 (CURRENTLY KITCHEN AND UTILITY ROOM)

KITCHEN

13' 11" x 23' 4" (4.26m x 7.12m) Wooden double glazed stable door to the rear elevation, skimmed and coved ceiling, inset LED lighting, centre light point, extractor fan, wooden double glazed window to the front elevation, TV point, telephone point, double radiator, central heating thermostat, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, space for fridge, integrated stainless steel eye level oven, integrated microwave, smoke alarm. This was a bedroom so can be converted back.

UTILITY ROOM

8' 5" x 9' 0" (2.57m x 2.76m) Wooden obscure double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, access to loft space, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a range of eye level units, worktops, plumbing and space for washing machine and tumble dryer. N. B. This was a Wet Room and can easily be converted back.

REAR GARDEN

The rear garden is mainly laid to flagstone patio area, brick wall, lantern lighting, raised borders.

STORE SHED

6' 11" x 15' 3" (2.12m x 4.67m) Aluminium obscure double glazed window with matching side panels to the side elevation, aluminium double glazed door to the other side elevation, skimmed ceiling, strip light, power points.

MAIN GARDEN

Gravelled area, shrub and tree borders, mainly laid to lawn with mature shrubs and trees and an ornamental pond. Wooden garden shed and glasshouse.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed in a southerly direction along the western side of the River Welland along London Road and continue without deviation to Little London. At the 'T' junction turn right, proceed through Little London and Spalding Common to the 'T' junction turning right on the B1175 towards Market Deeping. Continue along this road for a round 2 miles and the property is situated on the right hand side.







Further Accommodation – Comprising 4 Self Contained Rooms with En-Suites



Annex Room 2



Annex Room 3



Annex Room 4



Annex Room No. 1 – Currently Used as Kitchen



En-Suite No. 1 – Currently Used as Utility



En-Suite Wet Room (Same for 2, 3 & 4)







TOTAL FLOOR AREA : 3491 sq.ft. (324.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Hayloft EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Hayloft Annexe EPC

TENURE Freehold

SERVICES Mains electricity and water. Oil central heating. Drainage to a septic tank.

COUNCIL TAX Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11156

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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