



**Vine Cottage Main Road, Deeping St. Nicholas Spalding PE11
3DG**

welcome to

Vine Cottage Main Road, Deeping St. Nicholas Spalding

Three bedroom semi-detached property, GOOD SIZED PLOT & AVAILABLE WITH NO CHAIN. Lounge & modern fitted kitchen. FAMILY SHOWER ROOM WITH MODERN THREE PIECE SUITE. Ample off road parking for several vehicles, SPACIOUS GARDEN & two adjoined brick built stores. VIEWING IS ADVISED



Lounge

10' 2" x 20' 1" (3.10m x 6.12m)

Having stairs leading to the first floor.

Kitchen

8' 10" x 20' 1" (2.69m x 6.12m)

Comprising of wall and base units. Wood effect surfaces. Single bowl stainless steel sink. Wall mounted oil boiler. Built-in under stair cupboard. Space for an electric oven, fridge freezer, washing machine. Integrated stainless steel extractor.

Bedroom One

11' 11" x 12' 8" (3.63m x 3.86m)

Comprising of built-in airing cupboard housing the hot water tank.

Bedroom Two

9' 3" x 12' 6" (2.82m x 3.81m)

Having a door leading to bedroom three

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)

Having a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail.

Outside

Front: Gravelled drive for approximately two/three cars. Double gates leading to the rear.

Rear: Fenced and trees enclosing the garden. Two brick built stores. Lawn. Gravelled area.

Auction Details

AUCTION DATE: TUESDAY 14th APRIL 2026

BIDDER REGISTRATION: BY 2pm MONDAY 13th

APRIL 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Auction Information

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 14th APRIL 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING

Agents Note

This property shares a septic tank with number 4 Vine Cottage.

Agents Note

This property is part of a larger title that includes other properties that are not included in this sale. The sellers have advised that they are in the process of splitting the title in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Vine Cottage Main Road, Deeping St. Nicholas Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- GOOD SIZED LOUNGE & MODERN FITTED KITCHEN
- FAMILY SHOWER ROOM WITH MODERN THREE PIECE SUITE
- AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- SPACIOUS REAR GARDEN WITH TWO BRICK BUILT STORES

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113145 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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