



## 9 Fallowfields, Deeping St. Nicholas, PE11 3TL

**£310,000**

- Four-bedroom, three-storey family home built circa 2004
- Located on a quiet residential estate in the desirable village of Deeping St Nicholas
- Spacious kitchen/diner with separate utility room and downstairs cloakroom
- Comfortable lounge ideal for family living
- Four generous double bedrooms, including en-suite to the principal bedroom, plus family bathroom
- Convenient location between Spalding and Market Deeping

Situated within a quiet residential estate in the sought-after village of Deeping St Nicholas, this well-presented four-bedroom, three-storey family home, built circa 2000, offers generous living space and well-proportioned accommodation throughout.

The property enjoys a convenient position between Spalding and Market Deeping, making it ideal for families and commuters alike. Internally, the home features a spacious kitchen/diner, perfect for everyday family life and entertaining, complemented by a separate utility room. A comfortable lounge provides a welcoming space to relax, while a downstairs cloakroom adds further practicality.

Arranged over three floors, the property boasts four well-sized double bedrooms, offering flexibility for growing families or home working. The principal bedroom benefits from an en-suite shower room, with a family bathroom serving the remaining bedrooms.

Externally, the home is complemented by a good-sized garden, providing ample space for outdoor enjoyment, entertaining, or family activities.

This attractive home combines space, location, and versatility in a desirable village setting and is well suited to modern family living.

#### **Entrance Hall 6'2" x 6'4" (1.88m x 1.95m)**

Glazed entrance door to front. Coving to skimmed ceiling. Radiator. Stairs to first floor landing. Doors to lounge, kitchen/diner and cloakroom.

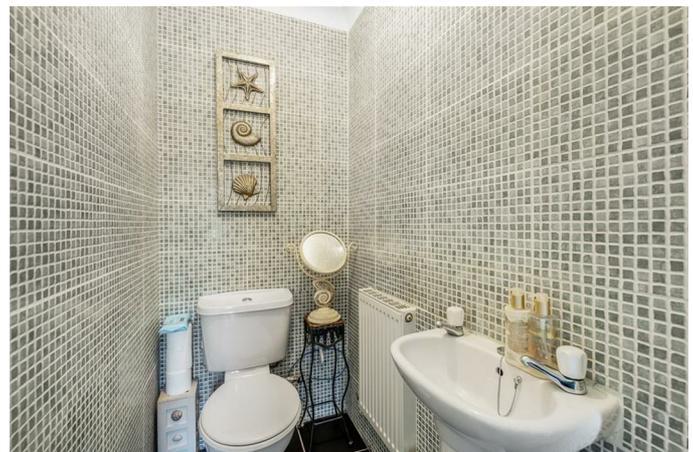
#### **Lounge 17'11" x 10'3" (5.47m x 3.14m)**



PVC double glazed window to front. Sliding patio doors to rear. Coving to skimmed ceiling. Two radiators.



#### **Cloakroom**



Coving to skimmed ceiling with extractor fan. Tiled flooring. Full height wall tiling. Radiator. Close

coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

**Kitchen/Diner 17'10" x 9'4" (5.44m x 2.87m)**



PVC windows to front, side and rear. Coving to skimmed ceiling. Radiator. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashback. Space for range style cooker with splash back and stainless steel extractor. Space and plumbing for American style fridge/freezer. Ceramic sink and drainer with mixer tap over. Door opening to utility room.



**Utility Room 6'2" x 6'4" (1.90m x 1.95m)**



Glazed door to rear. Coving to skimmed ceiling with extractor fan. Tiled flooring. Radiator. Wall mounted oil fired central heating boiler. Fitted worktop space with base unit. Stainless steel sink and drainer. Tiled splashback. Space and plumbing for washing machine. Space and plumbing for dishwasher.

**First Floor Landing 15'3" x 6'4" (4.65m x 1.95m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Stairs to second floor landing. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.

**Bedroom 1 12'5" (into cupboard) x 10'3" (3.80m (into cupboard) x 3.13m)**



PVC double glazed window to front. Coving to skimmed ceiling. Built in double door wardrobe and single door wardrobe. Radiator. Door to en-suite.

**En-suite 5'1" x 7'1" (1.56m x 2.18m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting and extractor fan. Tiled flooring. Half height wall tiling. Heated towel radiator. Shaver point. Fitted tiled shower cubicle with shower attachment and glass shower door. Close coupled toilet with push button flush. Pedestal wash hand basin.

**Bathroom 6'5" x 6'5" (1.96m x 1.98m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting and extractor fan. Radiator. Tiled flooring. Half height wall tiling. Shaver point. Fitted panelled bath with chrome mixer taps over and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin.

**Bedroom 2 11'2" x 9'5" (3.42m x 2.88m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Door to walk in wardrobe with PVC double glazed window to front. Coving to skimmed ceiling.

**Second Floor Landing 15'3" x 6'4" (4.65m x 1.95m)**



Velux window to rear. Coving to skimmed ceiling. Loft access. Doors to bedrooms.

**Bedroom 3 13'10" x 10'4" (4.23m x 3.17m)**



PVC double glazed window to front and velux style window to rear. Coving to skimmed ceiling. Radiator.

**Bedroom 4 13'10" x 9'7" (4.23m x 2.93m)**



PVC double glazed window to front and velux style window to rear. Coving to skimmed ceiling. Radiator.

**Outside**



There is a low maintenance front garden with block paved driveway providing off road parking and vehicular access to the single garage. Front and side lawn area. Gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Mainly laid to lawn with a patio seating area. Further patio seating area. Outside light. Outside cold water tap.



**Single Garage 16'6" x 8'7" (5.04m x 2.62m)**

Manual up and over vehicular door to front. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3TL

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: D  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Mains  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Oil central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D67

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

**Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**Disclaimer**

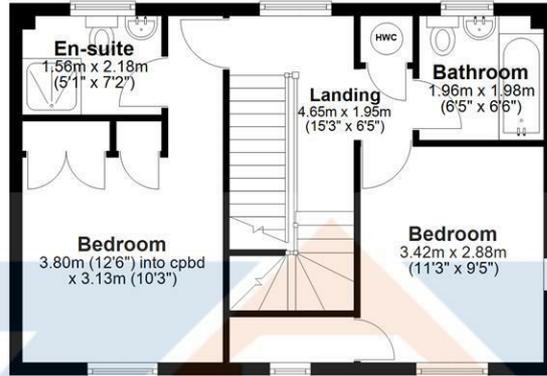
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Floor Plan**

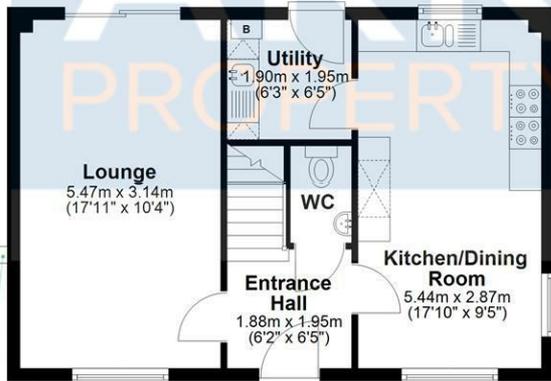
**Garage to Rear Left**  
Approx. 13.2 sq. metres (142.1 sq. feet)



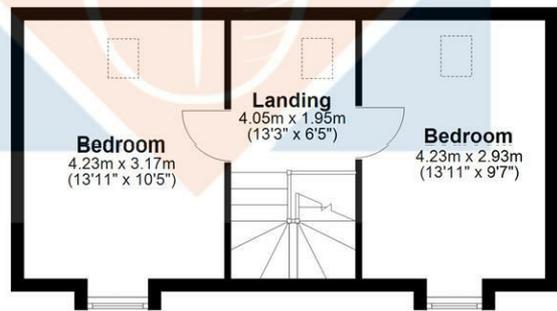
**First Floor**  
Approx. 44.7 sq. metres (481.1 sq. feet)



**Ground Floor**  
Approx. 44.6 sq. metres (479.7 sq. feet)



**Second Floor**  
Approx. 34.0 sq. metres (366.3 sq. feet)



EV Charging

Total area: approx. 136.5 sq. metres (1469.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			97
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk

