

## 7 Caulton's Road, Deeping St Nicholas, PE11 3XU

**£215,000**

- Modern three bedroom semi-detached home built by Jelson Homes in 2022
- Spacious open-plan kitchen flowing seamlessly into the living area, ideal for modern living
- Entrance hall with built-in storage cupboard and convenient ground floor WC

- Principal bedroom benefiting from a private ensuite, plus a contemporary family bathroom
- Enclosed rear garden and side driveway providing off-road parking
- Well maintained throughout and offered for sale with no onward chain

Situated within the popular village of Deeping St Nicholas, this modern three bedroom semi-detached home was built by Jelson Homes in 2022 and has been beautifully maintained by the current owner, offering well-presented accommodation throughout.

The property welcomes you with an entrance hall featuring a built-in storage cupboard and convenient ground floor WC. The hallway leads through to a bright and contemporary open-plan living space, with the kitchen flowing seamlessly into the living area — ideal for both everyday living and entertaining.

Upstairs, there are three bedrooms, including a principal bedroom with ensuite, alongside a well-appointed family bathroom.

Externally, the property benefits from an enclosed rear garden and a driveway to the side providing off-road parking.

Offered for sale with no onward chain, this is an excellent opportunity for buyers seeking a modern, move-in ready home.

### Entrance Hall

Composite glazed entrance door, skinned ceiling radiator, built in storage cupboard. Door to WC.

### Cloakroom



Skinned ceiling with extractor fan, vinyl flooring, radiator. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

### Lounge 11'8" x 15'10" (3.57m x 4.85m)



PVC double glazed French doors with matching side panels opening to garden, skinned ceiling, two radiators. Opening to kitchen.



### Kitchen 12'9" x 8'3" (3.89m x 2.52m)



PVC double glazed window to front, skinned ceiling with recessed spot lighting, tiled flooring, radiator.

Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashback, stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with stainless steel extractor hood over, integrated eye level oven and grill, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine. Wall mounted mains gas central heating boiler.

### First Floor Landing



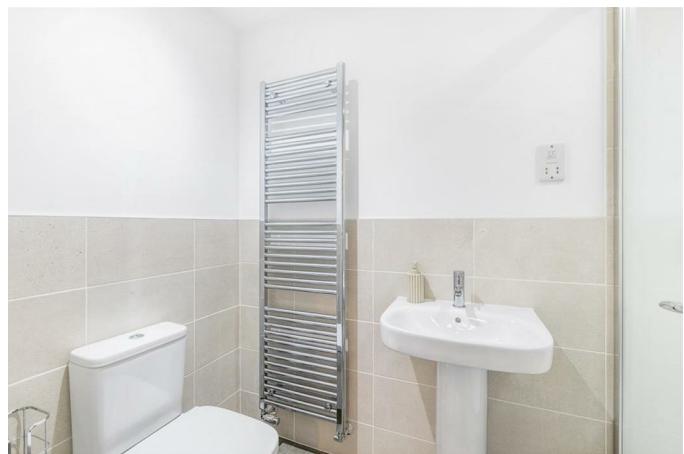
PVC double glazed window to side, skimmed ceiling, built in over stairs storage cupboard, radiator, doors to bedrooms and bathroom.

### Bedroom 1 10'9" x 8'3" (3.30m x 2.53m)



PVC double glazed window to rear, skimmed ceiling, radiator. Door to ensuite.

### En-suite 4'3" x 8'2" (1.31m x 2.51m)



Skimmed ceiling with recessed spot lighting and extractor fan, vinyl flooring, shaver point, chrome heated towel rail. Fitted with a three piece suite comprising shower enclosure with glass sliding door and chrome thermostatic bar shower, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.

### Bedroom 2 9'0" x 8'3" (2.75m x 2.53m)



PVC double glazed window to front, skimmed ceiling, radiator.



**Bedroom 3 9'9" x 7'1" (2.99m x 2.18m)**



PVC double glazed window to rear, skinned ceiling, radiator.

**Bathroom 5'5" x 7'0" (1.67m x 2.14m)**



PVC double glazed window to front, skinned ceiling with recessed spot lighting and extractor fan, vinyl

flooring, chrome heated towel rail, shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower and glass shower screen, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

### Outside



To the front of the property is a small lawn area, footpath leading to the front door and a driveway to the side of the property providing off road parking for multiple vehicles. Side gated access leads to the rear garden which is laid to lawn and enclosed by timber fence with patio seating area. There is outside lighting and cold water tap available.



### Property Postcode

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

## 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: B

Annual charge: No

Property construction: Brick built

Electricity supply: EON

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas 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

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: C77

## 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

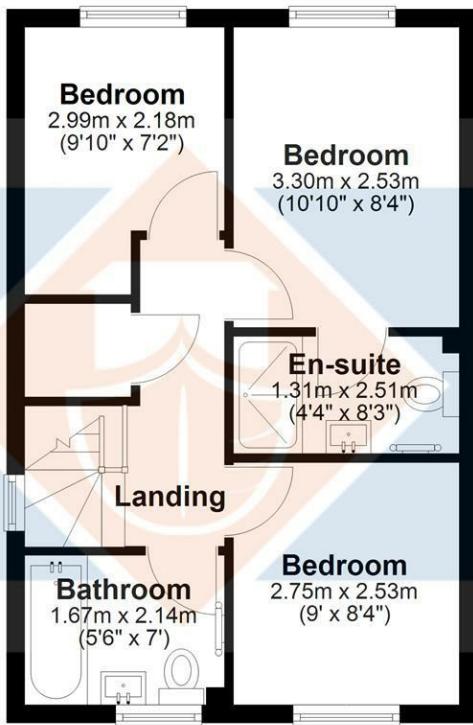
### Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



### First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)

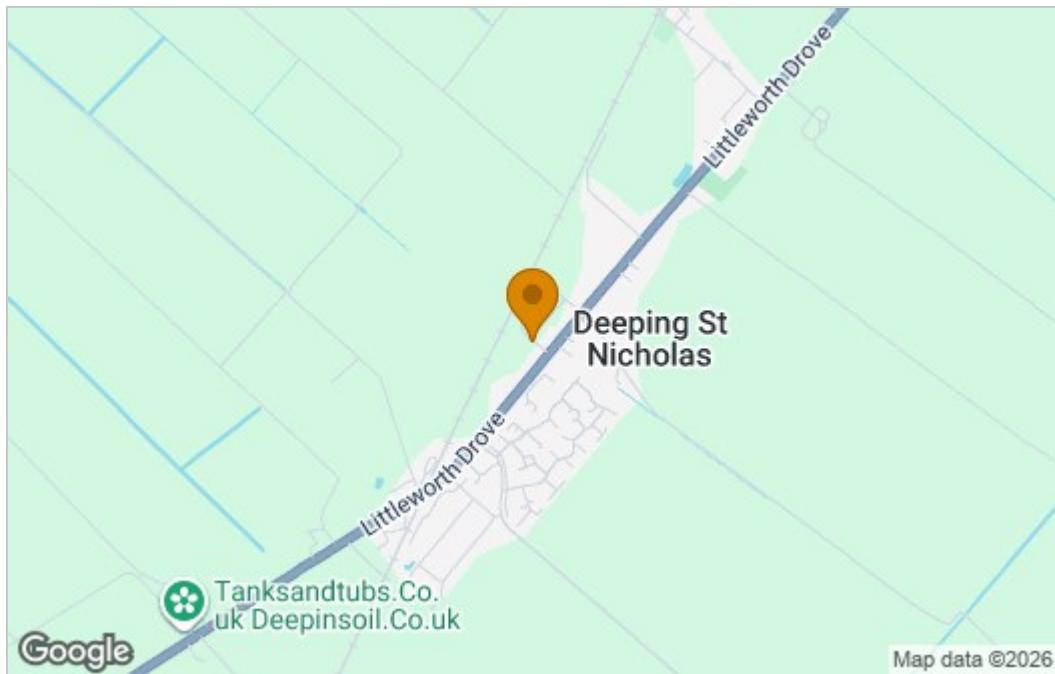


Total area: approx. 73.0 sq. metres (785.6 sq. feet)

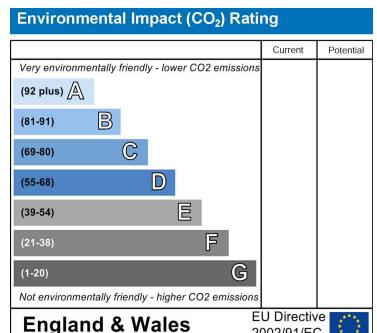
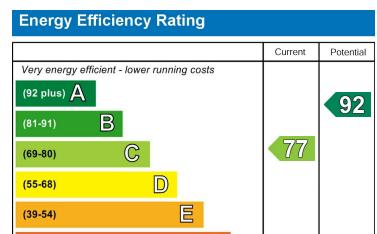
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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