



## **20 Coronation Avenue, Deeping St. Nicholas, PE11 3EP**

**£202,500**

- Three bedroom semi-detached home in the village of Deeping St Nicholas
- Entrance hall leading into a comfortable lounge
- Refitted kitchen breakfast room with conservatory and built-in utility space
- Three first floor bedrooms and family bathroom
- Excellent parking with double garage to the front and gated single garage to the rear
- Large rear garden with summerhouse, ideal for outdoor living and entertaining

A well-presented three bedroom semi-detached home situated in the popular village of Deeping St Nicholas. The accommodation briefly comprises a small entrance hall opening into a comfortable lounge, with a refitted kitchen breakfast room to the rear leading into a conservatory with built-in utility space. Upstairs offers three bedrooms and a family bathroom. A real standout feature of the property is the generous outside space, with ample off-road parking, a double garage to the front, and a further single garage to the rear of the plot accessed via gates. The property is completed by a large rear garden with summerhouse, making it ideal for families, entertaining, or those needing extensive parking and storage.

**Entrance Hall 3'4" x 3'2" (1.03m x 0.98m)**

PVC entrance door to front. Radiator. Stairs to first floor landing. Wall mounted electric consumer unit.

**Lounge 14'1" x 13'4" (4.30m x 4.07m)**



PVC double glazed window to front. Coving to ceiling. Radiator.



**Kitchen/Breakfast Room 8'3" x 17'4" (2.53m x 5.30m)**



PVC double glazed windows and door to rear. Coving to ceiling with recessed spot lighting. Laminate flooring. Vertical column radiator. Understairs storage cupboard with oil fired Worcester Bosch central heating boiler and fitted shelving. Fitted with a matching base and eye level units with work surfaces over and tiled splash back. Breakfast seating area. Four ring electric hob with extractor hood over. Twin eye level oven and grills. Space for American style fridge/freezer. Composite sink and drainer with mixer tap over.



**Conservatory 11'5" x 9'7" (3.48m x 2.94m)**



**First Floor Landing 8'2" x 6'8" (max) (2.51m x 2.05m (max) )**



Of brick and PVC construction with polycarbonate roof. Laminate flooring. Vertical column radiator. Fitted base unit with worktop space and upstand. Space and plumbing for washing machine and tumble dryer.



PVC double glazed window to side. Loft access. Radiator. Doors to bedrooms and bathroom.

**Bedroom 1 11'1" x 9'0" (max) (3.40m x 2.75m (max))**



PVC double glazed window to front. Radiator.

**Bedroom 2 8'11" x 12'4" (2.74m x 3.76m)**



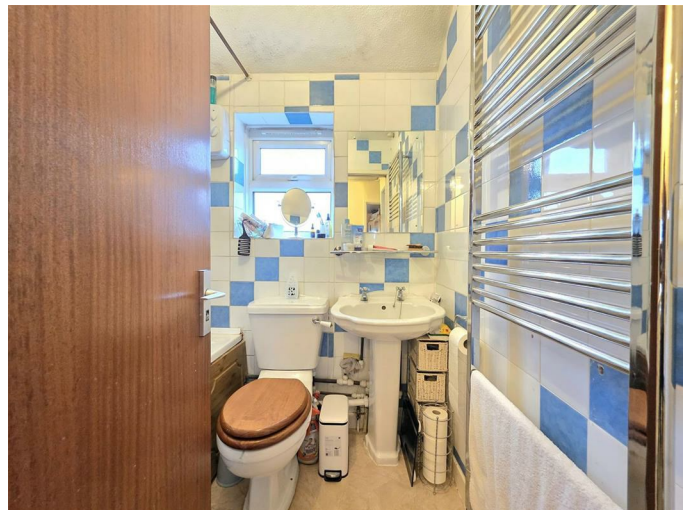
PVC double glazed window to rear. Radiator. Built in airing cupboard with slatted shelving.

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



PVC double glazed window to rear. Radiator.

**Bathroom 5'10" x 6'0" (1.78m x 1.84m)**



PVC double glazed window to front. Vinyl flooring. Chrome heated towel rail. Extractor fan. Fitted panelled bath with chrome mixer over and telephone style shower attachment over. Electric shower. Close coupled toilet. Pedestal wash hand basin.



### Outside



The front of the property has a gravel and block paved driveway for multiple vehicles. The rear garden is enclosed by timber fencing and laid to lawn with patio seating area, further concrete base. Timber summer house 3m x 3m (approx). To the rear of the plot there are double gates opening up allowing access to timber garage 3.06m x 4.72m with power and light connected.

### Double Garage 23'5" x 22'4" (7.14m x 6.81m)



Rear workshop area: 4.57m x 1.96m (approx)  
Side workshop area: 7.18m x 2.14m  
Main garage: 5.11m x 4.59m  
Two sets of double doors to front. Concrete flooring. Power and light connected.



### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

Solar Panels: Yes, 13 panels, leased by the owner until 14.12.2039.

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 Double Garage and further garage

Building safety issues: No

Restrictions: Solar panels. Rent roof.

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: C69

### 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.

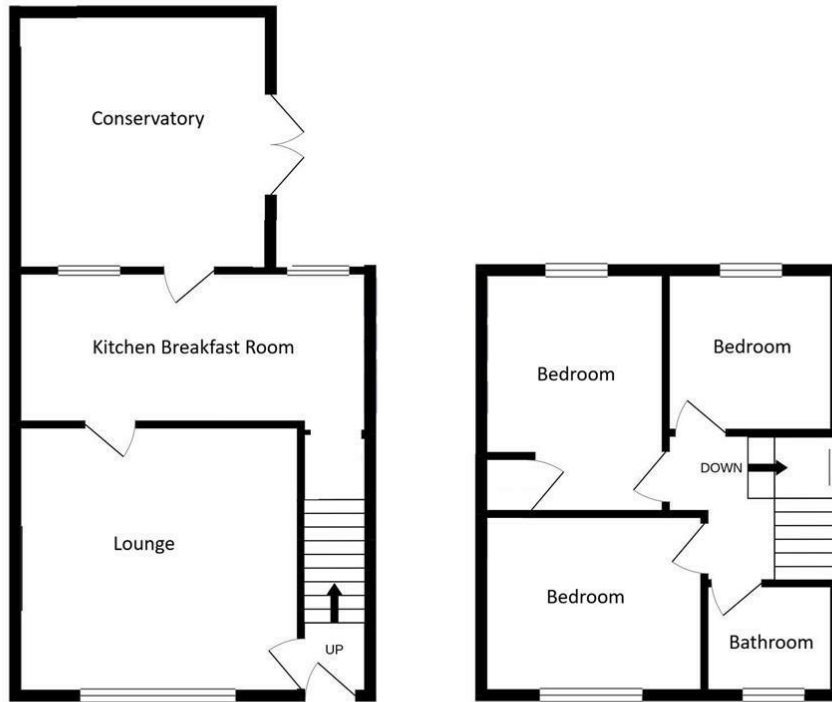
### Disclaimer

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.



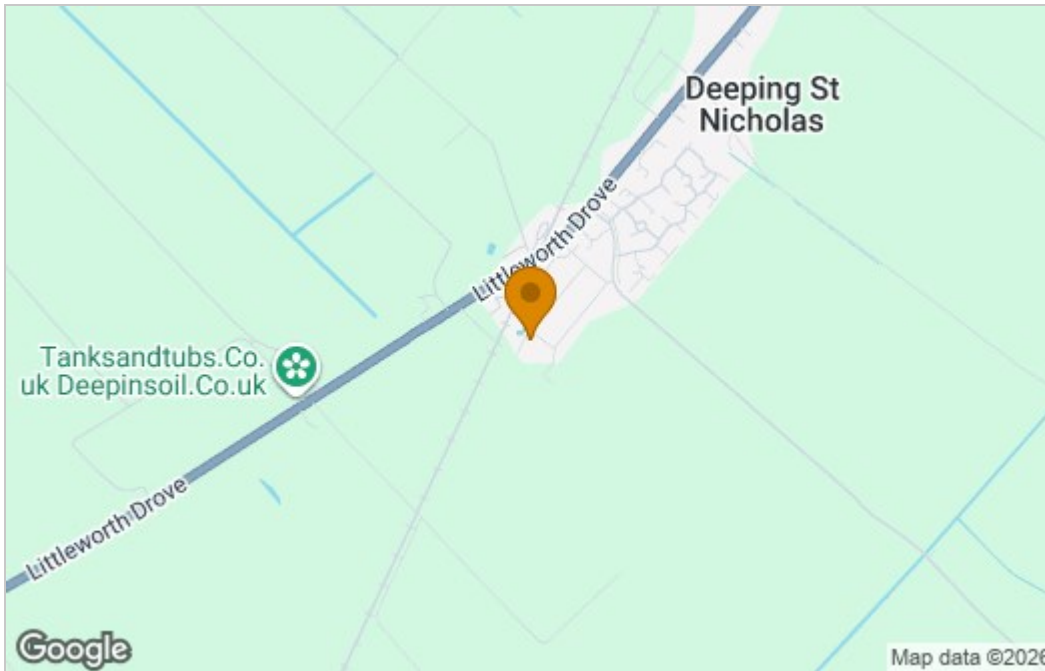


## Floor Plan



These floor plans are for illustrative purposes only and are not to scale. All measurements are approximate and should not be relied upon for the purposes of ordering carpets, furniture, or fittings. The plans are provided as a general guide to the layout of the accommodation and may be subject to change.

## Area Map



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## Energy Efficiency Graph

