

Peterborough
 Telephone: 01733 560 650
 Email: Sales@RegalPark.co.uk
RegalPark.co.uk

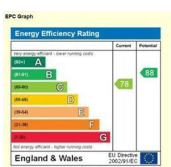
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

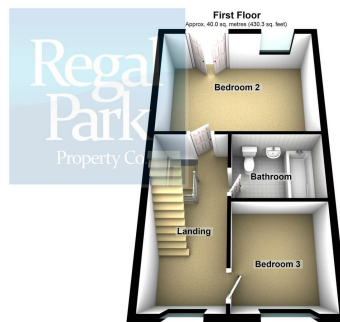
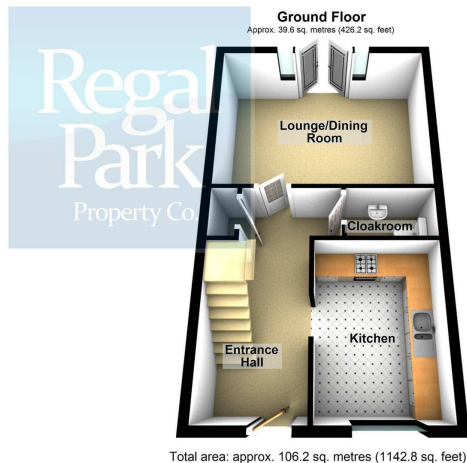


Tyne Close, , Spalding, PE11 3DN
Offers in excess of £230,000
Freehold

Regal Park are pleased to offer this well presented 3 Double Bedroom Semi Detached House in the popular location of Spalding. The property is situated close to Wygate Park Academy Primary School and local amenities and comprises; Entrance Hall, Kitchen, Cloakroom, Lounge/Dining Room. The first floor has Bedrooms 2 & 3 and a Bathroom. The top floor has the Master Bedroom with fitted bedroom suite and En-Suite. There is a Driveway to the side providing off road parking, leading to a Single Garage and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: C





Entrance Hall

Radiator, LVT flooring, telephone point, under-stairs storage cupboard, stairs.

Kitchen

11'3" x 8'5" (3.43m x 2.57m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas with extractor hood over, uPVC double glazed window to front, radiator, LVT flooring.

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

Lounge/Dining Room

11'7" x 15'8" (3.53m x 4.78m)

Two uPVC double glazed windows to rear, two radiators, LVT flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

First Floor and Landing

UPVC double glazed window to front, radiator, fitted carpet, stairs.

Bedroom 2

11'8" x 15'8" (3.56m x 4.78m)

UPVC double glazed window to rear, radiator, fitted carpet, uPVC double glazed double doors to juliet balcony.

Bedroom 3

9'0" x 8'5" (2.74m x 2.57m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, fully tiled walls, heated towel rail, tiled flooring.

Second Floor and Landing

Radiator, fitted carpet.

Bedroom 1

13'8" x 14'2" max (4.17m x 4.32m max)

Double radiator, fitted carpet, two skylights, fitted bedroom suite with a range of built in wardrobes and overhead storage, bedside cabinets, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage with power and light connected, rear personnel door. The rear garden has a patio area, lawn area, decking area, outside tap, timber shed.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.