

Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

| England & Wales | |
|-----------------|---|
| Energy Rating | Energy Efficiency - lower running costs |
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



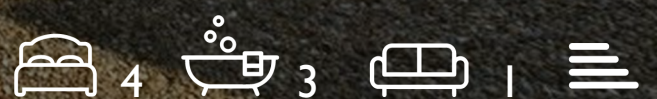
Floor Plan



Forge Close

Spalding, PE11 1XD

Guide Price £475,000 - Freehold , Tax Band - E



Forge Close

Spalding, PE11 1XD

GUIDE PRICE £475,000-£500,000

City and County are delighted to market this exceptional four bedroomed DETACHED family home, located in a desirable CUL-DE-SAC location in Spalding Town Centre. Offering easy access to local amenities, transport links and local schooling within walking distance. The property has huge potential to add your own stamp and customise to your own preferences. This property offers versatile living ideal for a family or couple wanting to be within walking distance to all the towns amenities, yet live in a quiet, private location. The property benefits off road parking, a double garage, gated access and so much more.

Briefly comprising, a large entrance hall to the front, two storage cupboards, a good size living room with feature fireplace and French doors into the garden. There is a large kitchen/dining/living room that is fitted with a modern range of matching base and eye level units, with a double fitted electric oven/microwave, electric Induction hob and extractor hood over. Space for an American style fridge freezer. There is a utility room with space for a washing machine and tumble dryer and a separate downstairs cloakroom. Furthermore, to the ground floor there are two double bedrooms, the master benefitting from built in wardrobes, a separate three-piece ensuite comprising a shower cubicle, WC and a wash hand basin. French doors leading to the side garden and hot tub area. There is additionally a downstairs bathroom comprising a bath with shower over, WC and a wash hand basin. Upstairs benefits from two double bedrooms, a large walk-in loft room ideal for storage and a separate bathroom comprising a shower cubicle, WC, and a wash hand basin. To the rear offers a patio and laid to lawn, low maintenance rear garden, with gated side access to the front and an attached double garage. To the front, there is a large shared driveway with electric gated access and off-road parking for multiple vehicles. CCTV and security alarms fitted.

Entrance Hall
11'11" x 7'7"

Living Room
13'0" x 18'9"

Living/Dining Room
16'9" x 10'8"

Kitchen
9'4" x 14'0"

Utility Room
8'1" x 7'8"

WC
3'10" x 5'6"

Storage Cupboard
7'5" x 4'8"

Bathroom
7'5" x 5'9"

Dining Room/Bedroom Four
10'11" x 9'9"

Master Bedroom
14'11" x 13'0"

En-Suite To Master Bedroom
7'4" x 8'2"



Landing
15'1" x 8'1"

Bedroom Two
15'1" x 17'8"

Bathroom
7'6" x 9'2"

Bedroom Three
12'10" x 14'11"

Loft
11'11" x 11'4"

Garage
19'7" x 18'2"

EPC - C
71/81

Tenue - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating And Electric Underfloor Heating
Heating features: Electric Underfloor Heating
Broadband: up to 10000Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great

Parking: Covered, Garage, Shared Driveway, Shared Gates, Off Street, Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level Access, Ramped Access, Level Access Shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

