



Sandown Close
Spalding, PE11 3BU

£260,000 - Freehold , Tax Band - C

3 2 3 E

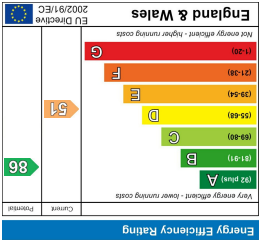
Floor Plan



Viewing

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.

Energy Efficiency Graph



Disclaimer 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Sandown Close

Spalding, PE11 3BU

Nestled in the tranquil cul-de-sac of Sandown Close, Spalding, this charming detached family home, built by Alison, is now available for sale with no forward chain. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hall that leads to a versatile garage conversion, which serves as a delightful reception or playroom. This area is complemented by an adjoining cloakroom featuring a two-piece suite, presenting the potential for an annexe, should you require additional living space. The heart of the home is the expansive open-plan lounge-diner, where natural light floods in through sliding patio doors that open onto the west-facing rear garden. This outdoor space is perfect for enjoying sunny afternoons and entertaining guests. The fitted kitchen area is well-equipped, complete with a built-in pantry and a separate utility room, which also includes another two-piece suite cloakroom for added convenience. Ascending the carpeted stairs, you will find a spacious landing that leads to three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is thoughtfully designed to cater to the needs of the household. The property boasts an open-plan front garden, complemented by a driveway that provides ample parking for multiple vehicles. This home is situated in a small residential area, ensuring a peaceful atmosphere while remaining conveniently close to local amenities. In summary, this delightful detached house on Sandown Close presents an excellent opportunity for those seeking a family home in Spalding. With its generous living spaces, potential for additional accommodation, and a lovely garden, it is a property not to be missed.

Entrance Hall

12'11" x 6'0"

Lounge

14'7" x 12'2"

Dining Room

12'0" x 9'7"

Kitchen

12'2" x 8'8"

Utility Room

5'11" x 7'5"

WC

3'10" x 3'5"

Reception Room

12'6" x 7'10"

Bathroom

2'8" x 7'8"

Landing

10'0" x 7'3"

Master Bedroom

14'6" x 10'11"

Bedroom Two

12'1" x 10'11"

Bathroom

6'5" x 7'4"

Bedroom Three

8'5" x 7'4"



EPC - E
51/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.