



10 Derwent Way

PE11 3WX

£230,000

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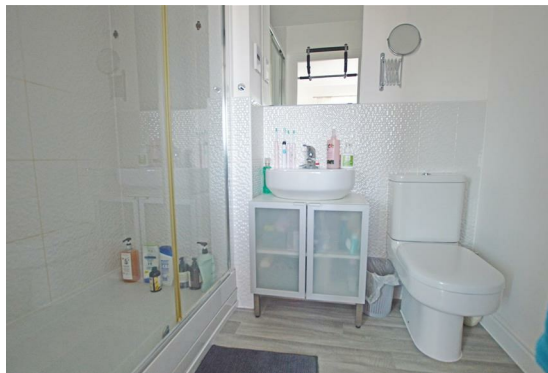
Superbly presented and maintained throughout this staggered modern terrace offers family accommodation in an attractive setting close to a large green/play space. With practical and attractive hard flooring throughout the current owners have improved the accommodating which comprises; Entrance Hall with a Cloakroom W.C. and stairs to the first floor Landing with a storage cupboard below. The property boast a Study which could also provide a fourth ground floor Bedroom. The Lounge has an attractive and practical media style wall, along with access to the rear covered area. The Kitchen Diner is well appointed and French doors also leads to the rear covered area.

The first floor Landing gives access to a main Bedroom with an Ensuite Shower Room and built in wardrobes. There are a two further good size Bedrooms and a Family Bathroom.

Outside are two parking spaces, a well tended, enclosed rear Garden and covered composite decking area.

With easy access to most local amenities and Spalding town centre, viewing is strongly recommended.

Council Tax B
Tenure Freehold
Estate Charges Apply





Entrance Hall
Stairs to the first floor Landing with storage cupboard below, doors to

Cloakroom W.C

Study/Bedroom 5
8'8" max x 6'2" (2.66m max x 1.90m)
Irregular shape room

Lounge
13'4" x 11'5" (4.08m x 3.48m)
Media wall style feature with storage and cupboards to either side. PVCu French doors to the rear covered area.



KitchenDiner
13'4" x 12'2" (4.07m x 3.73m)
Fitted with numerous base and eye level kitchen units with integrated appliances including double electric oven with gas hob and cooker hood above, fridge and freezer, automatic washing machine, plumbing for a dishwasher, PVCu French doors to the rear covered area

First floor Landing
Doors to

Bedroom 1
13'4" max x 11'10" min (4.07m max x 3.63m min)
Built in wardrobes with mirror sliding doors

Ensuite Shower Room
Double size shower cubical.

Bedroom 2
13'4" x 8'7" (4.07m x 2.63m)

Bedroom 3
10'0" x 6'11" (3.06m x 2.11m)

Family Bathroom

Outside
To the front of the property is an open plan garden laid to lawn with two parking spaces close by. The enclosed rear garden enjoys gated access and is laid to lawn with an attractive covered area over a composite decking area giving all year round seating and work area.



Floor Plan



Viewing

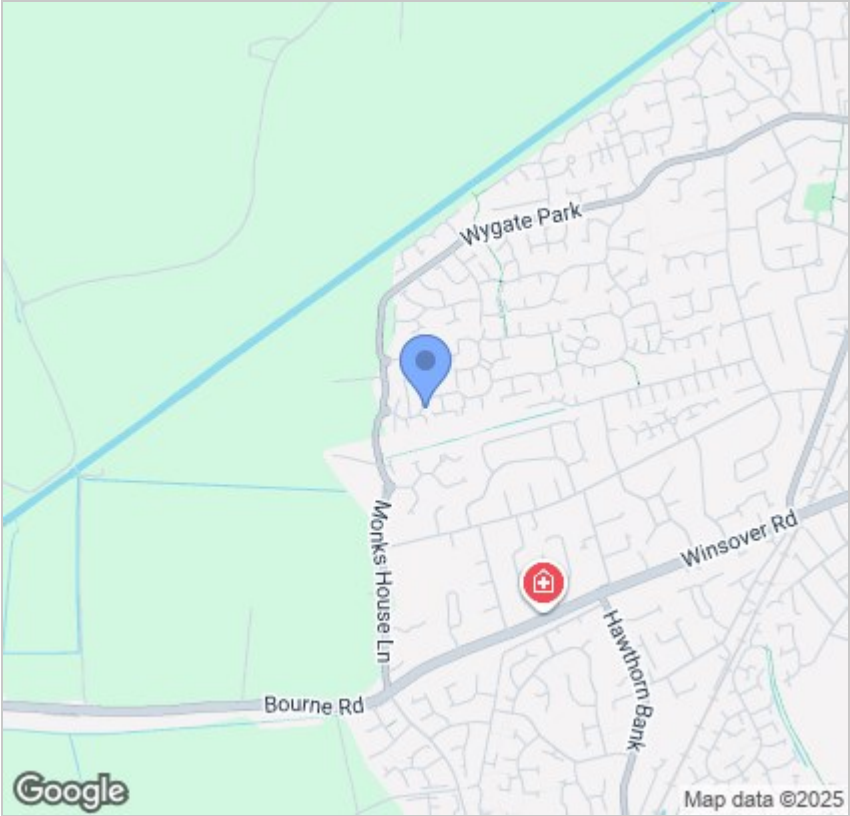
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

