

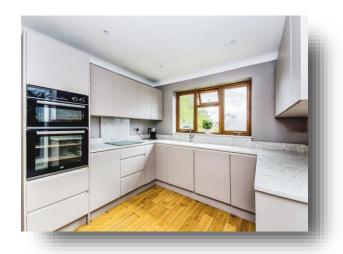
New Avondale Roman Bank, Saracens Head Spalding PE12 8BB



# welcome to

# **New Avondale Roman Bank, Saracens Head Spalding**

OPEN PLAN LIVING. This beautifully presented home has been modernised by the current owner. With oak flooring through the open plan and bedrooms. The Modern Kitchen has been recently refurbished to a high standard. The enclosed rear Garden enjoys field views ideal for enjoying summer nights.













# **Entrance Porch Entrance Hall**

having storage cupboard and loft hatch.

### **Lounge/Dining Room/ Kitchen**

32' 5" x 12' 9" Max ( 9.88m x 3.89m Max ) having log burner, oak flooring and window to front.

views.

#### **Kitchen Area**

having range of units at wall and base level, quartz worktops with inset sink and splashback. Eye level oven with hob and extractor. Integrated dishwasher, oak flooring and window to rear.

#### **Utility Room**

8' 11"  $\bar{x}$  8' 10" Max ( 2.72m x 2.69m Max ) having space for washing machine, tumble dryer and fridge freezer. Storage cupboard, oil boiler, window to rear and access to garage.

#### **Bedroom 1**

10' 1" x 11' 10" ( 3.07m x 3.61m ) having window to rear and oak flooring.

#### **Bedroom 2**

10' x 10' (3.05m x 3.05m) having window to front and oak flooring.

#### **Bedroom 3**

7' 9" x 10' (2.36m x 3.05m) having window to side and oak flooring.

#### **Bathroom**

having bath with electric shower over, low level WC and wash hand basin. Partly tiled walls, heated towel rail and airing cupboard.

## Garage

18' 5" x 8' 3" ( 5.61m x 2.51m ) having up and over door.

#### Outside

the property sits back behind a small foregarden having driveway for several vehicles. The enclosed rear garden is laid to lawn with garden shed and field





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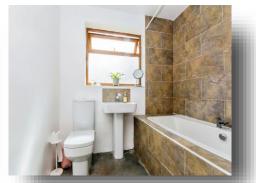
# New Avondale Roman Bank, Saracens Head Spalding

- MODERN BUNGALOW IS SEMI RURAL LOCATION
- OPEN PLAN LOUNGE/KITCHEN/DINING
- THREE BEDROOMS AND FAMILY BATHROOM
- OFF ROAD PARKING, ENCLOSED REAR GARDEN WITH FIELD VIEWS
- SEMI RURAL LOCATION WITH HOLBEACH A SHORT DRIVE AWAY OFFERING GOOD SCHOOLS AND EASY ACCESS TO A17

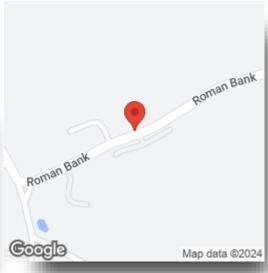
Tenure: Freehold EPC Rating: D

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106502



Property Ref: LST106502 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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