



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.

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" 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

views.



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welcome to

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

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Property Ref:
LST106502 - 0006

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