



**Derwent Way, Spalding PE11 3WX**



**welcome to**

**Derwent Way, Spalding**

**\*GUIDE PRICE £230,000-£240,000\* \*VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED!! - DON'T MISS OUT!\***  
**THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE MARKET TOWN OF SPALDING.**



### **Entrance Hall**

Double glazed entrance door to the front aspect leads into the property.

Radiator, telephone point, staircase with under stair storage leads to the first floor accommodation.

### **Cloakroom**

Laminate flooring, radiator, wash hand basin and WC.

### **Lounge**

11' 6" x 13' 5" ( 3.51m x 4.09m )

Radiator and TV point.

Double glazed window to the front aspect.  
Double glazed patio doors to the rear aspect.

### **Kitchen**

13' 6" x 12' 7" ( 4.11m x 3.84m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with gas hob, integral fridge/freezer, radiator.

Double glazed window to the front aspect  
Doors to the rear aspect.

### **Landing**

Carpeted flooring, radiator, airing cupboard, loft access.

### **Bedroom One**

10' 7" x 11' 7" ( 3.23m x 3.53m )

Carpeted flooring, radiator

Double glazed window to the front aspect.

### **Bedroom Two**

13' 6" x 8' 9" ( 4.11m x 2.67m )

Carpeted flooring and radiator

Double glazed window to the front aspect.

### **Bedroom Three**

10' x 7' ( 3.05m x 2.13m )

Carpeted flooring and radiator

Double glazed window to the rear aspect.

### **Bathroom**

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, heated towel rail.

Double glazed window to the front aspect.

### **Exterior**

Gravel driveway leading to a single garage providing ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area



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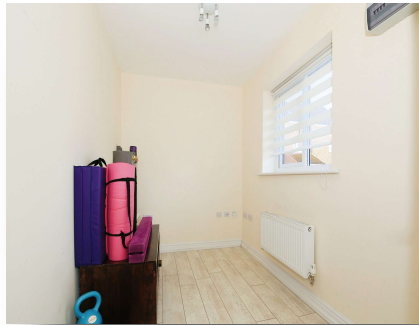
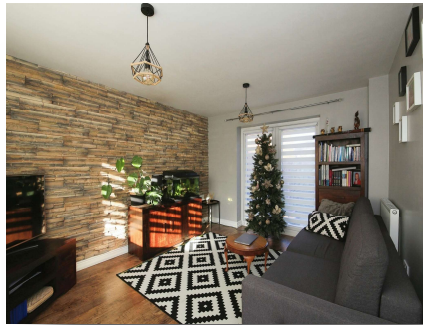
## **Derwent Way, Spalding**

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE

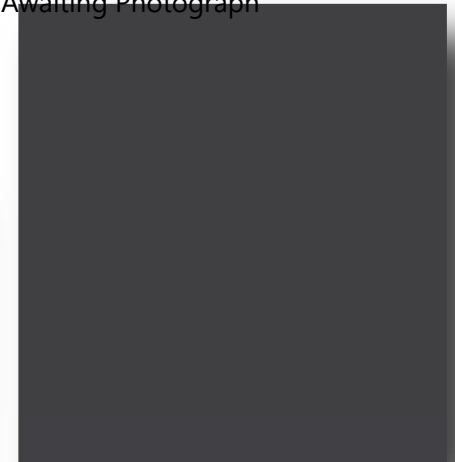
Tenure: Freehold EPC Rating: B

guide price

**£230,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG110930 - 0006

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