



Mclaren Gardens, Spalding PE11 1DF

welcome to

Mclaren Gardens, Spalding

PERFECT FIRST HOME!! 25% SHARED OWNERSHIP!! CALL NOW FOR MORE INFORMATION OR TO BOOK YOUR VIEWING!!



Entrance Hall

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

Radiator, staircase leading to the first floor accommodation.

Lounge

Laminate flooring, understair storage, radiator and TV point.

Double glazed window to the front aspect.

Kitchen

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, electric oven with gas hob, plumbing for washing machine, space for fridge/freezer and dining table, radiator.

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

Landing

Carpeted flooring, storage cupboard and loft access

Bedroom One

Carpeted flooring, radiator.

Double glazed window to the front aspect.

Bedroom Two

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, radiator.

Double glazed window to the side aspect.

Exterior

Two allocated parking spaces

Rear Garden:

Enclosed laid to lawn garden comprising of a patio

seating area, garden shed, outside tap and gated access to the side.



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welcome to

Mclaren Gardens, Spalding

- 25% SHARED OWNERSHIP
- MODERN THROUGHOUT
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£41,250



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG110238 - 0016

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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