

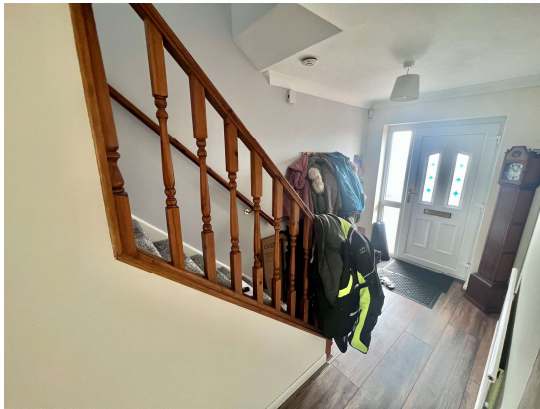
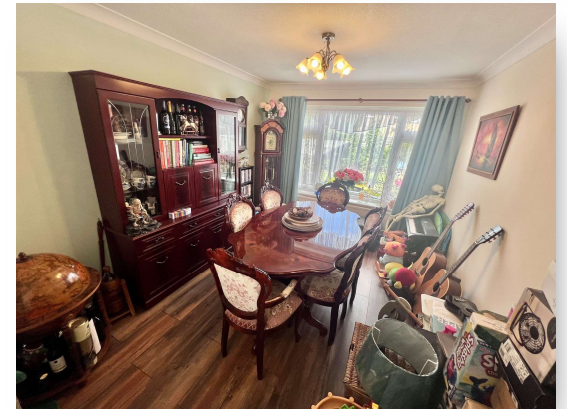


**Cradge Bank, Spalding PE11 3AF**

**welcome to**

**Cradge Bank, Spalding**

\*\*\*SPACIOUS THROUGHOUT - VIEWING HIGHLY ADVISED!!\*\*\* Three bedroom detached house situated within the heart of the sought after market town of Spalding.



### **Entrance Hall**

Door to front aspect, laminate flooring, wall-mounted radiator, coving to the ceiling, and stairs to first floor accommodation.

### **Lounge**

14' 9" x 12' 2" ( 4.50m x 3.71m )

Window to front aspect, laminate flooring, coving to the ceiling, wall-mounted radiator, TV point, and a feature fireplace

### **Dining Room**

9' 6" x 12' 4" ( 2.90m x 3.76m )

Laminate flooring, wall-mounted radiator, coving to the ceiling, and a wall-mounted radiator.

### **Kitchen**

8' 7" x 12' 2" ( 2.62m x 3.71m )

Fitted kitchen comprising wall and base units with worksurfaces over, sink/drainers, electric oven with gas hob and extractor fan over, space for fridge/freezer, plumbing for washing machine, vinyl flooring, and a double glazed window to the rear aspect

Space for tumble dryer in the scullery.

### **Utility Room**

Vinyl flooring, window to rear aspect, door to the side aspect, base units, plumbing for a washing machine, and a wall-mounted central heating boiler

### **W/C**

Vinyl flooring, window to side aspect, WC, and a wash hand basin.

### **Landing**

Carpet flooring, window to side aspect, and access to the loft.

### **Bedroom One**

14' 7" x 10' 11" ( 4.45m x 3.33m )

Carpet flooring, window to front aspect, wall-mounted radiator, and coving to the ceiling.

### **Bedroom Two**

10' 11" x 12' 3" ( 3.33m x 3.73m )

Carpet flooring, window to rear aspect, wall-mounted radiator, and coving to the ceiling.

### **Bedroom Three**

7' 4" x 7' 4" ( 2.24m x 2.24m )

Carpet flooring, window to front aspect, wall-mounted radiator, and coving to the ceiling.

### **Bathroom**

Tiled flooring & part-tiled walls, window to rear aspect, shower unit, WC, wash hand basin, and two radiators

### **Exterior**

Generous sized enclosed garden, mainly laid to lawn, offers a fantastic space for the whole family! Comprising a patio seating area, mature shrubs and bushes, garden shed.

To the front of the property is a driveway leading to a single garage offering ample space for parking.

### **Garage**

New up and over door, power and lighting



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welcome to

## Cradge Bank, Spalding

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- GENEROUS PLOT
- OFF-ROAD PARKING
- CLOSE TO SPALDING TOWN CENTRE

Tenure: Freehold EPC Rating: C

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111487 - 0002

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