

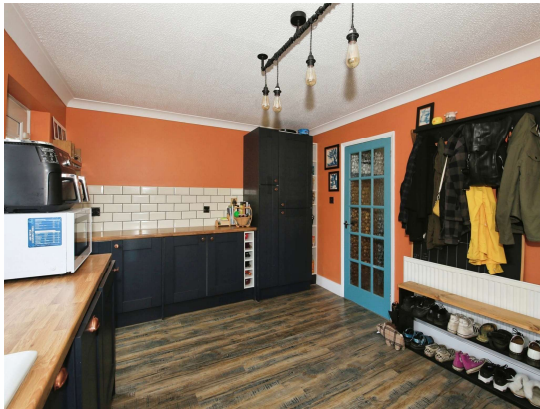
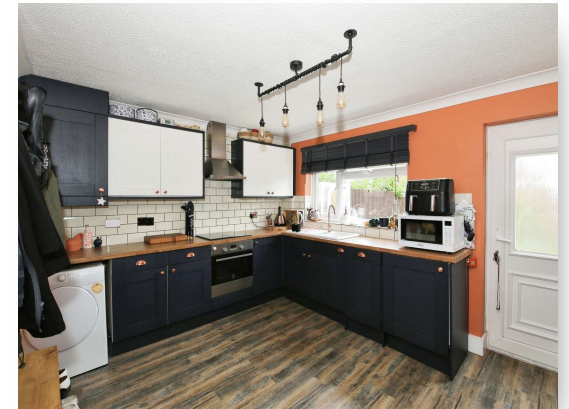


Fantail Close, Spalding PE11 3YN

welcome to

Fantail Close, Spalding

****VIEWING HIGHLY ADVISED**** A well maintained and specious two bed semi-detached property situated on the out-skirts of Spalding town centre, which also boasts a generous plot and ample off-road parking!!!



Entrance Hall

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

Laminate flooring, storage cupboard

Lounge

15' 8" x 19' 8" (4.78m x 5.99m)

Feature electric fireplace, laminate flooring, radiator and TV point.

Double glazed window to the front aspect.

Kitchen

11' x 14' 7" (3.35m x 4.45m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, electric oven with electric hob and extractor fan over, integral fridge/freezer, washing machine, dishwasher and bin storage, space for tumble dryer, central heating boiler.

Double glazed window to the rear aspect.

Landing

Loft access, airing cupboard

Bedroom One

10' 7" x 19' 8" (3.23m x 5.99m)

Carpeted flooring, fitted wardrobes and TV point.

Two double glazed windows to the front aspect.

Bedroom Two

8' 3" x 14' 8" (2.51m x 4.47m)

Carpeted flooring

Two double glazed windows to the rear aspect.

Bathroom

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

Double glazed window to the side aspect.

Exterior

Boarded laid to lawn garden with a feature gravel area and a block paved driveway leading to single garage offering ample off-road parking for multiple vehicles.

Rear Garden:

Enclosed laid to lawn garden comprising of a decked area with wooden pergola and a patio seating area offering ample space for entertaining.

Single Garage

Side hinged doors, power and lighting



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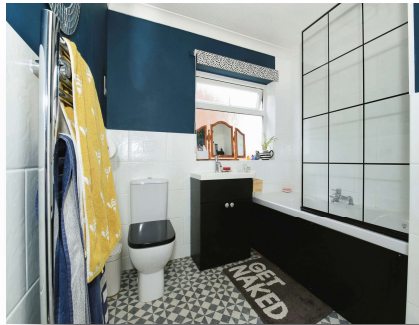
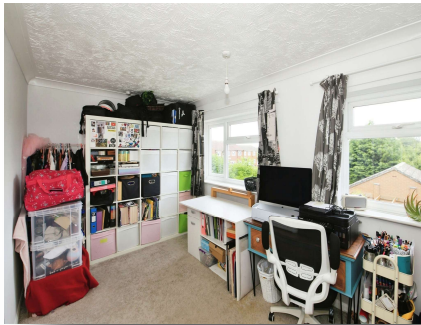
welcome to

Fantail Close, Spalding

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

Tenure: Freehold EPC Rating: D

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111399 - 0004

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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