

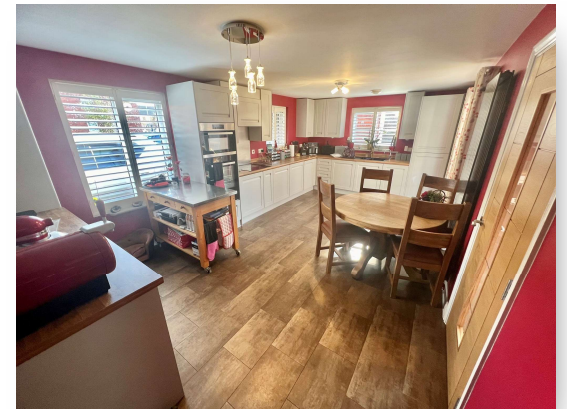
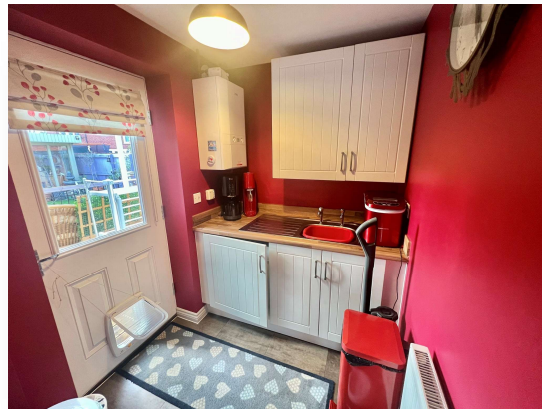


**Roeburn Way, SPALDING PE11 3ZW**

**welcome to**

**Roeburn Way, SPALDING**

This modern family home is situated within walking distance of both amenities and primary schools. With good sized accommodation ideal for a growing family.



### **Lounge**

14' 9" x 11' 1" ( 4.50m x 3.38m )  
having patio doors leading to the rear garden.

### **Kitchen**

19' 7" x 11' 7" ( 5.97m x 3.53m )  
having range of units at wall and base level,  
worktops with inset sink. Integrated oven, electric  
hob and heated plate draw. Integrated fridge,  
freezer, tiled floor and three windows.

### **Utility Room**

10' 9" x 9' 1" ( 3.28m x 2.77m )

### **Bedroom 1**

11' 4" x 12' 1" ( 3.45m x 3.68m )  
having carpets.

### **Ensuite**

having double shower cubicle, low level WC and  
wash hand basin.

### **Bedroom 2**

11' 3" x 9' 8" ( 3.43m x 2.95m )  
having carpets.

### **Bedroom 3**

9' 10" x 7' 11" ( 3.00m x 2.41m )  
having carpets.

### **Bedroom 4**

10' x 7' 5" ( 3.05m x 2.26m )  
Carpeted flooring, radiator, power sockets

Double glazed window to the front aspect

### **Bathroom**

having bath with shower over, low level WC and  
wash hand basin.

### **Outside**

the property sits back behind a driveway offering off  
road parking. The rear garden is laid to lawn.

### **Agents Note**

the property has a management fee of £79 per year.

### **Summer House**

9' 2" x 9' 2" ( 2.79m x 2.79m )  
air conditioning unit, power sockets, ethernet socket,  
lighting, fuse box



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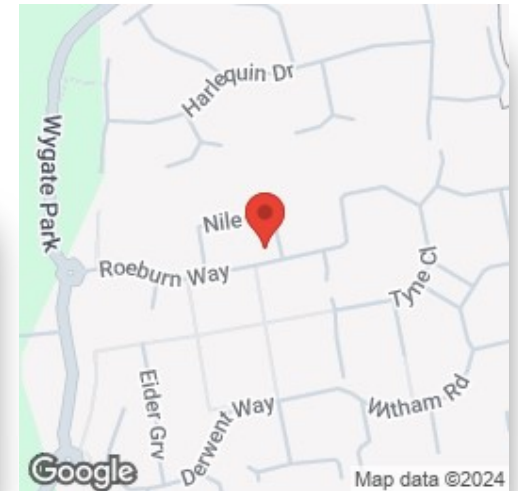
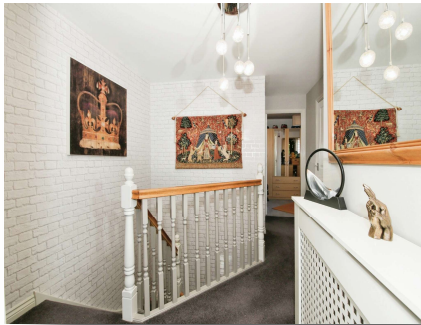
**welcome to**

## **Roeburn Way, SPALDING**

- Modern Family Home
- Four Bedrooms
- Family Bathroom and Ensuite to Master
- Modern Kitchen with Integrated Appliances
- Close to local primary schools

Tenure: Freehold EPC Rating: C

# £320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111559 - 0004

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