



Beech Avenue, Spalding PE11 2LS

welcome to

Beech Avenue, Spalding

Spacious THREE BEDROOM semi-detached house boasting a SPACIOUS REAR GARDEN and AMPLE PARKING!



Entrance Hall

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

Storage cupboard

Cloakroom

Wash hand basin and WC.

Lounge

14' 2" x 13' 4" (4.32m x 4.06m)

Wooden flooring, ceiling fan, shelving and TV point

Double glazed sliding doors to the rear aspect.

Bedroom Four / Family Room:

9' x 12' 10" (2.74m x 3.91m)

Feature electric fireplace

Double glazed window

Kitchen / Diner

25' 5" x 7' 6" (7.75m x 2.29m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, tiled splashback. oven with electric hob, space for fridge/freezer, integral dishwasher, large pantry.

Three double glazed windows

Door to the side aspect.

Bedroom One

12' 10" x 10' (3.91m x 3.05m)

Built in wardrobe

Double glazed window

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window

Bedroom Three

7' 9" x 8' 11" (2.36m x 2.72m)

Double glazed window to the front aspect.

Bathroom

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

Double glazed window

Loft Space

7' 8" x 10' 11" (2.34m x 3.33m)

Lighting

Exterior

Laid to lawn garden , extensive driveway leading to a single garage

Rear Garden:

Enclosed laid to lawn garden comprising of a decked area and storage shed



view this property online williamhbrown.co.uk/Property/SDG111628



welcome to

Beech Avenue, Spalding

- 3 BED SEMI-DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- UTILITY ROOM & DOWNSTAIRS WC
- AMPLE OFF-ROAD PARKING
-

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SDG111628



Property Ref:
SDG111628 - 0005

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.



william h brown



01775 711711



Spalding@williambrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williambrown.co.uk