



Kimblewick Lane, Spalding PE11 3GY

welcome to

Kimblewick Lane, Spalding

IDEAL FIRST TIME BUYER HOME. This modern semi detached house is situated in the Town of Spalding. With good road links and rail links to Peterborough ideal for busy commuters. Being sold with NO CHAIN. Essential to view!!!



Entrance Hall

having understair storage, telephone point, sockets, radiators and laminate flooring.

having enclosed rear garden lawn with patio area, outside socket and side gate leading to the front.

Cloakroom

having low level WC, wash hand basin, radiator, window and vinyl flooring.

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)

having range of units at wall and base level, worktops with inset sink. Integrated oven, gas hob and extractor. Space for washing machine and tumble dryer. Boiler, radiator, window and vinyl flooring.

Landing

having carpet flooring, loft hatch, socket and ceiling light.

Lounge/Diner

17' 3" x 16' 4" (5.26m x 4.98m)

having patio doors to rear garden, TV point, sockets, 2 Ceiling lights, 2 radiators. Laminate flooring.

Bedroom One

13' 3" x 9' 1" (4.04m x 2.77m)

having carpet flooring, radiator, telephone point, sockets and window.

Bedroom Two

11' 3" x 8' (3.43m x 2.44m)

having carpet flooring, sockets, radiator and window.

Bedroom Three

7' 11" x 7' 11" (2.41m x 2.41m)

having carpet flooring, sockets, radiator and window.

Bathroom

8' 4" x 6' 9" (2.54m x 2.06m)

having bath with separate shower, low level WC and wash hand basin. Spotlights, extractor fan, radiator and vinyl flooring.

Rear Garden

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welcome to

Kimblewick Lane, Spalding

- IDEAL INVESTMENT/FIRST TIME BUYER PROPERTY
- THREE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- MODERN INTERIOR
- NO CHAIN

Tenure: Freehold EPC Rating: C

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111659 - 0003

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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