









welcome to

Mallard Road, Low Fulney Spalding

SET UPON AN IMPRESSIVE 0.49 ACRE PLOT (STS) - ESSENTIAL VIEW THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN THE CHARMING HAMLET OF LOW FULNEY.

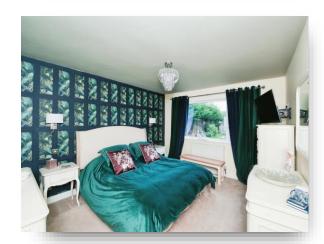












Entrance Porch

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

Internal door leads into:

Lounge

18' 10" x 16' 4" (5.74m x 4.98m) Carpeted flooring, radiator

Double glazed window

Kitchen

20' 4" x 11' 8" (6.20m x 3.56m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainer, integral oven with electric hob, microwave and dishwasher, fridge/freezer.

Double glazed window

Bedroom One

13' 7" x 11' 8" (4.14m x 3.56m) Radiator

Double glazed window

Dressing Area

8' 4" x 11' 9" (2.54m x 3.58m) Carpeted flooring, radiator

Double glazed window

En-Suite

Tiled flooring, wash hand basin and WC.

Double glazed window

Bedroom Two

9' 6" x 12' 2" ($2.90m \times 3.71m$) Built in wardrobe, radiator and carpeted flooring

Double glazed window

Bedroom Three

9' 8" x 11' 9" (2.95m x 3.58m) Carpeted flooring, radiator

Double glazed window

Bathroom

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

Double glazed window

Exterior

Driveway providing off-road parking,

Rear Garden:

Enclosed laid to lawn garden comprising of large storage shed, large workshop with power and lighting, large containers.

Agents Notes

Please note that this property benefits from solar panels.

Land

The plot is 0.49 acres which also contains a large werehouse and is currently used as a haulage yard with an operating license for 2 HGV's there is currently space to park 30+ Cars





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- SET UPON A LARGE 0.49 ACRE PLOT (STS)
- WELL-PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: E

£475,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111796



Property Ref: SDG111796 - 0002 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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