



**Magellan Way, Spalding PE11 2FH**



**welcome to**

**Magellan Way, Spalding**

\*OPEN HOUSE SATURDAY 10TH MAY 9:00AM - 10:00AM\* VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMMODATION OFFERED\*  
FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE TO TOWN CENTRE AND SCHOOLS.



### Entrance Hall

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

Staircase with understair cupboard leads to the first floor accommodation.

### Cloakroom

Carpeted flooring, radiator, wash hand basin and W/C.

Double glazed window

### Lounge

9' 9" x 21' 8" ( 2.97m x 6.60m )

Carpeted flooring, feature fireplace.

Double glazed window

### Dining Room

8' 4" x 11' 8" ( 2.54m x 3.56m )

Radiator, carpeted flooring

Double glazed window

### Kitchen

11' 1" x 10' 7" ( 3.38m x 3.23m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainers, integrated double oven, space for fridge/freezer, radiator, vinyl flooring

Double glazed window

### Conservatory

10' 10" x 11' 3" ( 3.30m x 3.43m )

UPVC and brick built conservatory comprising of a ceiling fan.

Double glazed french doors leading into the rear garden

### Landing

Airing cupboard, loft hatch

### Bedroom One

11' 5" x 14' 1" ( 3.48m x 4.29m )

Fitted wardrobes, radiator and carpeted flooring

Double glazed window

### En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC.

Double glazed window

### Bedroom Two

12' x 9' 9" ( 3.66m x 2.97m )

Radiator, carpeted flooring

Double glazed window

### Bedroom Three

9' 6" x 9' 9" ( 2.90m x 2.97m )

Radiator, carpeted flooring

Double glazed window

### Bedroom Four

11' 5" x 7' 10" ( 3.48m x 2.39m )

Radiator, carpeted flooring

Double glazed window

### Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, vinyl flooring, radiator.

Double glazed window

### Exterior

Driveway leading to a single garage offering ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area, garden shed and gated access to the front.



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welcome to

## Magellan Way, Spalding

- FOUR BEDROOM DETACHED HOUSE
- WALKING DISTANCE OF SPALDING TOWN CENTRE AND SCHOOLS
- WELL-PRESENTED THROUGHOUT
- SPACIOUS REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112121 - 0007

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