



Roeburn Way, Spalding PE11 3ZW

welcome to

Roeburn Way, Spalding

**** NO ONWARD CHAIN **** The perfect family home located in a popular residential location!



Entrance Hall

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

Shower Room

Three piece shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail.

Double glazed window

Study

7' 10" x 9' 4" (2.39m x 2.84m)
Carpeted flooring, radiator

Double glazed window

Lounge

11' 8" x 13' 6" (3.56m x 4.11m)
Carpeted flooring and radiator

Double glazed window

Kitchen / Diner

26' 6" x 10' 7" (8.08m x 3.23m)
Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drainers, integral fridge/freezer and dishwasher, electric oven with gas hob, radiator, vinyl flooring, space for dining table.

Double glazed window

Landing

Airing cupboard, access to insulated loft.

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)
Carpeted flooring, radiator, fitted wardrobe.

Double glazed window

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, vinyl flooring.

Double glazed window

Bedroom Two

11' 8" x 12' 11" (3.56m x 3.94m)
Carpeted flooring, radiator

Double glazed window

Bedroom Three

8' x 12' 3" (2.44m x 3.73m)
Carpeted flooring, radiator

Double glazed window

Bedroom Four

11' 1" x 6' 6" (3.38m x 1.98m)
Fitted wardrobe, radiator and carpeted flooring

Double glazed window

Bathroom

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

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, decked area and garden shed.

Single Garage

8' 1" x 17' 3" (2.46m x 5.26m)
Up and over door, power and lighting

Agents Notes

Please note this property benefits from solar panels.



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welcome to

Roeburn Way, Spalding

- FOUR BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH STANDARD THROUGHOUT
- POPULAR RESIDENTIAL AREA
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112363 - 0010

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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@williamhbrown.co.uk



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



williamhbrown.co.uk