



Coronation Avenue, Deeping St. Nicholas SPALDING PE11 3EP

welcome to

Coronation Avenue, Deeping St. Nicholas SPALDING

WILLIAM H BROWN ARE PLEASE TO PRESENT THIS IMMACULATLY PRESENTED THREE BEDROOM SEMI DETACHED HOME BENEFITING FROM AMPLE OFF ROAD PARKING, DOUBLE GARAGE, MODERN FITTED KITCHEN & LARGE PRIVATE PLOT. VIEWING IS HIGHLY ADVISED!



Entrance Hall

Living Room

14' x 13' 1" (4.27m x 3.99m)

UPVC Window to front aspect. Radiator. Lights. TV Point. Carpeted.

Kitchen/Dining Room

17' 4" x 9' 3" (5.28m x 2.82m)

UPVC Windows to rear aspect. Laminate flooring. Modern fitted Howden kitchen cupboard and worktops. Hob & two single ovens. Sink with drainer. Radiator. Lights.

Conservatory/Utility

8' 10" x 11' 5" (2.69m x 3.48m)

Laminate flooring, Howdens cupboard with plumbing for washing machine. Double doors to the garden. Radiator & lights.

First Floor Landing

Carpet, window to side access. access to all bedrooms and bathroom. Lights, Radiator.

Bedroom One

8' 11" x 12' 4" (2.72m x 3.76m)

Carpet throughout. UPVC double glazed window to the rear aspect. Radiator. Lights.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Carpet throughout. UPVC double glazed window to the front aspect. Radiator. Lights.

Bathroom

6' x 5' 5" (1.83m x 1.65m)

laminate flooring, three piece bathroom suit with shower over bath. Fully tiles. Frosted UPVC window to front aspect

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

Carpet throughout. UPVC double glazed window to the rear aspect. Radiator. Lights.

Double Garage

23' 6" x 22' (7.16m x 6.71m)

Double doors to the front. Power throughout. Hard standing floor. Log burner. Side and back of garage has a workshop area with a side door/entrance.

Garden

Large rear garden laid to lawn, Multiple storage sheds. outside WC. Fully enclosed & none overlooked.

Agents Notes

Please note that this property benefits from solar panels which have 14 years left on the lease.



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Coronation Avenue, Deeping St. Nicholas SPALDING

- LARGE PRIVATE PLOT
- DOUBLE GARAGE
- MODERN FITTED KITCHEN
- QUIET LOCATION
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£205,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112469 - 0008

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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