

property details **approval form**

22 Low Road, Spalding, Lincolnshire, England, PE12 6ED

Date: 13 August 2025

Property Ref and Version: SDG112428 - 0011

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£159,950

Tenure: Freehold

>> **key features**

- > TWO DOUBLE BEDROOM MID-TERRACE COTTAGE
- > DETACHED SINGLE GARAGE & PARKING
- > WALKING DISTANCE TO TOWN
- > IDEAL FOR FIRST TIME BUYERS/INVESTORS
- > GAS CENTRAL HEATING
- > NO CHAIN
- > EPC Rating: D

>> **short description**

VIEWING HIGHLY ADVISED TO APPRECIATE THIS BEAUTIFUL TWO BEDROOM MID- TERRACE COTTAGE LOCATED WITHIN WALKING DISTANCE TO SPALDING TOWN CENTRE CALL NOW TO ARRANGE YOUR VIEWING TODAY ON 01775 711 711!

>> **long description**

William H Brown are pleased to present this two double bedroom mid-terrace cottage built in 1870. The property accommodates a spacious kitchen area with space for table and chairs, large living room with exposed brick to add that real sense of character, first floor accommodation comprises of two double sized bedrooms and family bathroom. Detached single garage with parking to the rear of the property.

>> **directions**

>> **Agent Note**

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>> room description

Exterior

Kitchen

11' 7" x 10' 10" (3.53m x 3.30m)

UPVC Double glazed window to the front aspect, eye and base level units with sink mixer tap and drainer, boiler, sockets, washing machine, gas cooker and extractor. inset spot lighting with an additional ceiling light. radiator, tiled flooring.

Lounge

20' 2" x 10' 7" (6.15m x 3.23m)

UPVC Double glazed doors leading to the rear garden, x2 ceiling lights, sockets, wood effect lvt flooring, x2 radiators.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

UPVC Double glazed window to the front aspect, ceiling light, x1 radiator, carpet flooring, above stair storage cupboard with water tank, carpet flooring.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

UPVC Double glazed window to the rear aspect, inset spotlighting and ceiling light, x1 radiator, laminate wood flooring.

Landing

Carpet flooring, double socket, ceiling light and loft hatch.

Bathroom

Tiled flooring, extractor fan, bath unit with shower over, toilet, sink, ceiling light.

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>> **room description**

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>> **property images**



Your William H Brown office: 18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG
T 01775 711711 **E** Spalding@williamhbrown.co.uk

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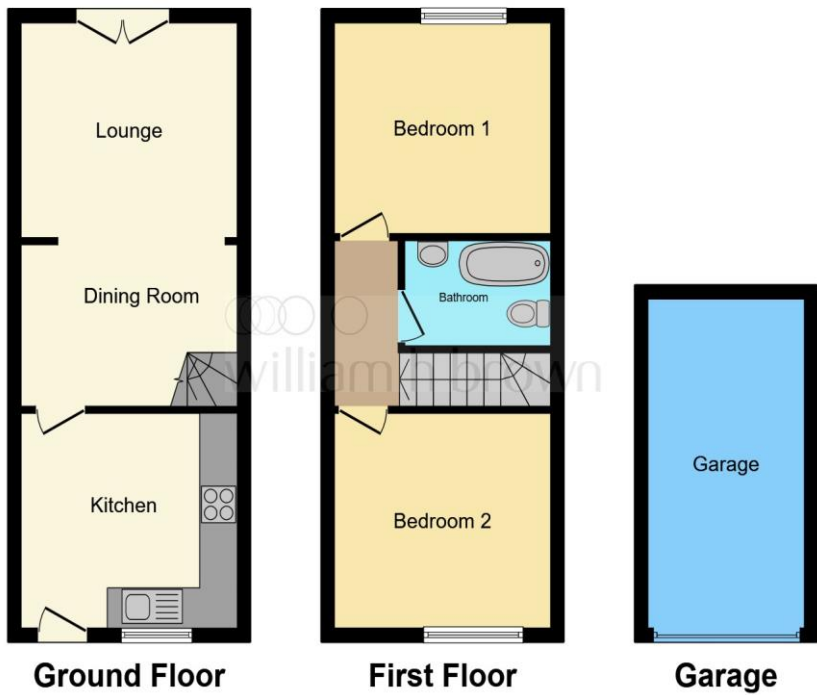
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Kieran Chadwick		
Mr J. Jones		