



Clay Lake, Spalding PE11 2QQ

welcome to

Clay Lake, Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED THREE BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THE POPULAR TOWN OF SPALDING.



Bedroom One

17' 8" x 11' 10" (5.38m x 3.61m)

Fitted wardrobe, carpeted flooring, radiator, power sockets, storage in eaves.

Double glazed dual aspect windows.

Hallway Leading To Bedroom One

10' 4" x 5' 4" (3.15m x 1.63m)

Storage cupboard, radiator and power sockets

Double glazed window

Hallway

Carpeted flooring and radiator

Kitchen

9' 9" x 9' 5" (2.97m x 2.87m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, gas oven with gas hob and space for fridge and freezer, plumbing for washing machine, radiator, power sockets, tiled flooring, access to pantry.

Double glazed dual aspect windows.

Shower Room

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Vinyl flooring, shower boards, heated towel rail and extractor fan.

Double glazed window

Lounge

13' 10" x 11' 10" (4.22m x 3.61m)

Carpeted flooring, radiator, TV point.

Double glazed window

Bedroom Two

11' 11" x 13' 4" (3.63m x 4.06m)

Carpeted flooring, radiator and TV point.

Double glazed window

Bedroom Three

7' 1" x 15' 4" (2.16m x 4.67m)

Radiator

Dual aspect double glazed windows

Exterior

Enclosed, slate and gravel garden comprising of a summer house , two outbuildings offering ample potential for a dry store or garden storage



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Clay Lake, Spalding

- FIRST FLOOR FLAT
- WELL-PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO TOWN CENTRE
- ENCLOSED REAR GARDEN
- ON-ROAD PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112375 - 0003

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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