









## welcome to

# Flaxmill Lane, Pinchbeck Spalding

\*\*\*\* NO ONWARD CHAIN \*\*\*\* This two bedroom end terraced property benefits from two good sized bedrooms, modern bathroom, living room, dining room, kitchen and off road parking to the rear.













#### **Living Room**

11' 10" x 11' 11" ( 3.61m x 3.63m )

UPVC double glazed door and window to the front apect. Carpet. Feature fireplace. Radiator, lights & sockets. Access into the dining room.

### **Dining Room**

11' 10" x 11' 2" ( 3.61m x 3.40m )

UPVC double glazed window to the rear aspect. Wood effect flooring. lights, sockets & radiator. Access upstairs & to the kitchen.

#### Kitchen

6' 10" x 6' 10" ( 2.08m x 2.08m )

UPVC double glazed window to the rear aspect. UPVC door to the side aspect into the rear courtyard. Base level cupboards with under plumbing for washing machine. Oven wioth hob and sink with drainer.

## **First Floor Landing**

Carpet, access into all bedrooms.

#### **Bedroom One**

11' 1" x 11' 10" ( 3.38m x 3.61m )

UPVC double glazed window to the front aspect. Carpet. Lights, sockets and radiator.

#### **Bedroom Two**

8' 9" x 11' 2" ( 2.67m x 3.40m )

UPVC double glazed window to the rear aspect. Carpet. Lights, sockets and radiator. Access into the modern bathroom.

#### **Bathroom**

6' 10" x 6' 8" ( 2.08m x 2.03m )

UPVC frosted doubel glazed window to the rear aspect. Lino flooring with a three piece suite with shower over bath. Radiator & lights.





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## Flaxmill Lane, Pinchbeck Spalding

- NO ONWARD CHAIN
- MODERN BATHROOM
- OFF ROAD PARKING
- MULTIPLE RECEPTION ROOMS
- SORT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £104,995







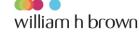


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SDG112690



Property Ref: SDG112690 - 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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