



**Solent Drive, Spalding PE11 3BF**

**welcome to**

**Solent Drive, Spalding**

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS IMMACULATELY PRESENTED THREE BEDROOM THREE STOREY DETACHED HOUSE WITH A DETACHED SINGLE GARAGE AND OFF ROAD PARKING. CALL NOW TO ARRANGE YOUR VIEWING!



### **Entrance Hall**

Wood effect flooring, radiator, inset spotlights.

### **Downstairs Toilet**

Toilet, sink with tiled splashback, extractor fan and radiator.

### **Kitchen/Diner**

22' x 9' 1" ( 6.71m x 2.77m )

UPVC Double glazed window to the front aspect with a UPVC Double glazed bay window to the side aspect, eye and base level units with worktop over with sink and drainer, integrated over, washing machine and tumble dryer. integrated induction hob with extractor hood over, Inset spotlights, radiator. UPVC Double glazed French doors leading out into the rear garden.

### **Living Room**

15' 5" x 10' 4" ( 4.70m x 3.15m )

UPVC Double glazed window to the front aspect and UPVC Double glazed French doors leading to the rear garden, sockets, TV point, inset spotlights, radiator and carpet flooring.

### **First Floor Landing**

UPVC Double glazed window as you go up the stairs leading to the landing, sockets, radiator and carpet flooring.

### **Bedroom One**

16' 7" x 15' 5" ( 5.05m x 4.70m )

UPVC Double glazed window to the front aspect and double glazed skylight to the rear aspect, carpet flooring, sockets, inset spotlight, TV point, radiator and airing cupboard housing the water tank.

### **Dressing Room**

8' 1" x 7' ( 2.46m x 2.13m )

UPVC Double glazed window, built in wardrobe, radiator, sockets, carpet flooring and inset spotlights.

### **En Suite**

UPVC Double glazed skylight to the rear, toilet, sink , separate shower unit, shaver points, heated towel

rail, extractor fan and inset spotlights.

### **Bedroom Two**

15' 5" x 10' 4" ( 4.70m x 3.15m )

UPVC Double glazed window to the front and rear aspect, sockets, radiator, TV point, inset spotlights and carpet flooring.

### **Bedroom Three**

15' 4" x 9' 1" ( 4.67m x 2.77m )

UPVC Double glazed window to the side and rear aspect, sockets, radiator, spotlighting and carpet flooring.

### **Bathroom**

UPVC Double glazed window to the front aspect, vinyl flooring, sink, toilet, bath with mixer tap and hand held shower, wall mounted mirror with LED lighting, shaver point, extractor fan, heated towel rail and inset spotlights.

### **Second Floor Landing**

Carpet flooring, sockets and inset spotlights.

### **Single Garage**

Light and power connected.

### **Exterior**

Fully enclosed rear garden with patio area, outside tap and outdoor lighting, side gate leading to ev charging point and single garage.



***view this property online*** [williamhbrown.co.uk/Property/SDG112707](http://williamhbrown.co.uk/Property/SDG112707)





**welcome to**

## **Solent Drive, Spalding**

- THREE BEDROOM THREE STOREY DETACHED HOUSE
- DETACHED SINGLE GARAGE & PARKING
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINER & DOWNSTAIRS WC
- SITUATED IN THE POPULAR TOWN OF SPALDING

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£265,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG112707](https://williamhbrown.co.uk/Property/SDG112707)



Property Ref:  
SDG112707 - 0004

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.

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](mailto:Spalding@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**