









## welcome to

# **Fen End Lane, Spalding**

Three bedroom detached bungalow, SPACIOUS ACCOMMODATION, MATURE PLOT & open views to rear. Lounge, kitchen, utility & rear conservatory. Family shower room & ADDITIONAL WC. Ample off road parking, EV charging point, SINGLE GARAGE & WELL MAINTAINED FRONT & REAR GARDENS. Viewing is highly advised.













#### **Entrance Hall**

Double glazed entrance door to the front aspect leads into the property.

Laminate flooring, loft access, built in airing cupboard.

#### Cloakroom

7' 9" x 2' 10" ( 2.36m x 0.86m ) Wash hand basin and W/C.

### Lounge

17' 8" x 12' 3" ( 5.38m x 3.73m ) Feature fireplace with inset multi-fuel burner.

Double glazed sliding doors leading into: Conservatory

#### Kitchen

11' 6" x 12' 9" ( 3.51m x 3.89m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, stainless steel sink/drainer, integrated electric oven with four ring gas hob and stainless steel extractor fan, fitted water softener, tiled flooring.

Double glazed window

### **Utility Room**

Fitted units with worksurfaces over, space for washing machine, tumble dryer, dishwasher and fridge/freezer.

### Conservatory

13' 11" x 12' 5" (4.24m x 3.78m) Laminate flooring, ceiling light with fan and electric heaters.

French doors leading into rear garden

### **Bedroom One**

13' 6" x 11' 9" ( 4.11m x 3.58m )

### **Dressing Room**

4' 1" x 8' 1" ( 1.24m x 2.46m ) Fitted shelving, hanging rail

#### **Bedroom Two**

12' 5" x 9' 9" ( 3.78m x 2.97m )

#### **Bedroom Three**

8' 9" x 8' 2" ( 2.67m x 2.49m )

#### **Shower Room**

8' 4" x 7' 2" ( 2.54m x 2.18m )

Three piece suite comprising of a shower cubicle with dual head thermostat shower, wash hand basin and W.C. Partly tiled, extractor fan.

Double glazed window

#### **Exterior**

Driveway allowing for space for three vehicles, fitted EV charger, solar panels on front and rear roof, outside power points, gated access to both sides of the property, laid to lawn garden with a multitude of shrubs and plants.

#### Rear Garden:

Enclosed laid to lawn rear garden comprising of a log store, a timber built aivary.

#### **Internal Garage**

16' 2" x 9' 6" ( 4.93m x 2.90m )





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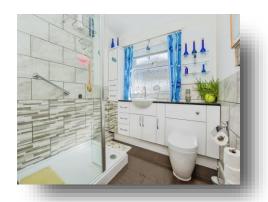
- GOOD SIZED THREE BEDROOM DETACHED BUNGALOW
- LOUNGE, REAR CONSERVATORY, KITCHEN & UTILITY
- SHOWER ROOM & SEPARATE WC
- OFF ROAD PARKING, EV CHARGING POINT & GARAGE
- MATURE FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: C

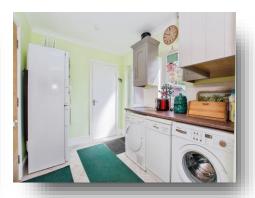
Council Tax Band: C

offers in the region of

£315.000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SDG112785



Property Ref: SDG112785 - 0006 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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