



Counter Drain Drove,Tongue End Spalding PE11 3JJ

welcome to

Counter Drain Drove, Tongue End Spalding

Immaculately presented three bedroom semi-detached property, BEAUTIFULLY RENOVATED IN RECENT YEARS BY CURRENT OWNERS. 23ft lounge diner & 22ft kitchen. DOWNSTAIRS WET ROOM & UPSTAIRS BATHROOM. Off road parking, CONCRETE SECTIONAL GARAGE & fully enclosed rear garden. VIEWING IS ADVISED!!



Entrance Hall

having stairs to first floor with storage beneath, solid wood flooring, door to wet room and door to:

Lounge Diner

12' 5" x 23' 7" (3.78m x 7.19m)

feature fireplace with inset multi-fuel burner, solid wood flooring, French doors to garden and door to:

Kitchen

22' x 6' 10" (6.71m x 2.08m)

having a range of wall and base units, wood effect work surfaces and a one and a half bowl ceramic sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Space for fridge freezer and washing machine and side door to driveway

Wet Room

6' 3" x 10' 2" (1.91m x 3.10m)

comprising three piece suite of WC, pedestal sink and walk-in shower area with raindrop style thermostatic shower. Extractor, heated towel rail and fully tiled walls and floor

Landing

doors off to all first floor rooms

Bedroom 1

9' 11" x 10' 10" excl. wardrobes (3.02m x 3.30m excl.

wardrobes)

having a range of built-in wardrobes

Bedroom 2

9' 10" excl. wardrobes x 9' 3" (3.00m excl. wardrobes x

2.82m)

built-in double wardrobe

Bedroom 3

8' 11" x 6' 11" (2.72m x 2.11m)

Bathroom

5' 5" x 7' 7" (1.65m x 2.31m)

comprising three piece suite of WC, inset sink and bath. Extractor, heated towel rail and fully tiled walls and floor

Outside

to the front of the property there is shared access to a gravel driveway providing off road parking for 2-3 cars and a double timber gates leading to the rear garden, also having a gravel area for additional secure parking. Fully enclosed by timber fencing, the rear garden is spacious and features a central lawn area with a range of borders. There are 3 decked seating areas within the garden, a raised timber planter, an outside tap and fruit trees to include plum, pear and cherry. Within the garden there are also blueberries and 2 grapevines

Garage

15' 11" x 8' 4" (4.85m x 2.54m)

Concrete sectional construction with up and over door

Timber Shed / Workshop

9' 9" x 18' 3" (2.97m x 5.56m)

having power and side entrance door



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Counter Drain Drove, Tongue End Spalding

- IMMACULATELY PRESENTED & SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY
- LARGE LOUNGE DINER & 22FT KITCHEN
- UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS WET ROOM
- OFF ROAD PARKING FOR 2-3 CARS & CONCRETE SECTIONAL GARAGE TO REAR
- FULLY ENCLOSED REAR GARDEN WITH THREE DECKED SEATING AREAS

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112840 - 0003

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