



Clay Lake, Spalding PE11 2QG

welcome to

Clay Lake, Spalding

Three double bedroom detached house, CLOSE TO SPALDING TOWN CENTRE. Two reception rooms & OPEN PLAN KITCHEN DINER. Family bathroom & downstairs utility WITH SHOWER ROOM. Off road parking, DETACHED TIMBER DOUBLE GARAGE/ MAN CAVE & wraparound gardens



Shower Room

6' 4" x 6' 9" (1.93m x 2.06m)

Comprising of a W/C, Shower cubicle with thermostatic shower, sink, stone floor, heated towel rail, extractor fan.

Reception

13' 5" x 13' 1" (4.09m x 3.99m)

Having stone flooring, Feature fireplace, Built in under-stair cupboards.

Lounge

11' 9" x 13' 2" (3.58m x 4.01m)

With a feature brick fireplace with log burner, solid harth,

Dining Room

10' 5" x 11' 4" (3.17m x 3.45m)

Comprising of stone tiled floor, open plan with kitchen.

Kitchen

11' 6" x 11' 3" (3.51m x 3.43m)

Having stone tiled floor, Central island with built in storage, wall and base units, solid wood surfaces, single bowl Belfast sink, Space for a fridge freezer dishwasher, integrated extractor. Coming with double range oven with 6 rink gas hob

Utility Room

4' 1" x 6' 9" (1.24m x 2.06m)

Having stone floor, wall units, space for washing machine and tumble drier, sliding curtain leading to shower room.

Bedroom One

13' 4" x 13' 2" (4.06m x 4.01m)

Built-in storage cupboards

Bedroom Two

13' 3" x 12' (4.04m x 3.66m)

Bedroom Three

11' 6" x 10' 6" (3.51m x 3.20m)

Bathroom

11' 6" x 9' 2" (3.51m x 2.79m)

Comprising of W/C inset sink and bath with floor mounted mixer tap and shower attachment. Built in heated water tank, extractor, heated towel rail.

Front Garden

With gate to house, space for 2/3 cars. EV charger.

Rear Garden

Comprising of enclosed fencing, greenhouse, wrap around lawn with mature borders. Patio area. raised beds used as a vegetable patch.

Garage

Double garage, timber double door to the front, with power and lighting, side door access from garden, being used as a workshop with built in worktop and storage. the roof being recently re-sealed.



view this property online williamhbrown.co.uk/Property/SDG112797



welcome to

Clay Lake, Spalding

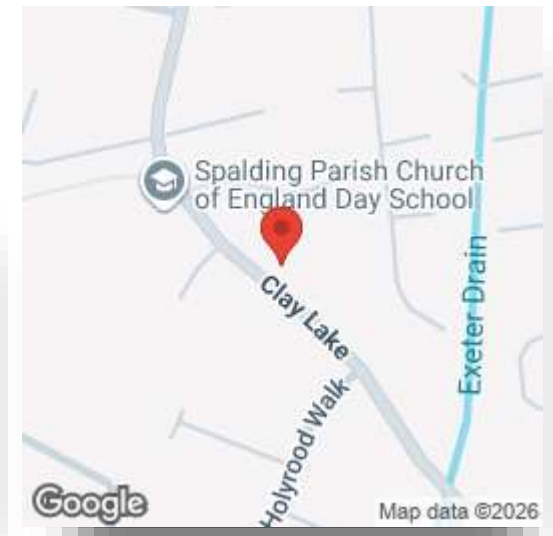
- THREE BEDROOM HOUSE
- OFF ROAD PARKING & DETACHED TIMBER DOUBLE GARAGE
- WRAPAROUND GARDEN
- FAMILY BATHROOM & UTILITY WITH SHOWER ROOM
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112797



Property Ref:
SDG112797 - 0009

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



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



williamhbrown.co.uk