









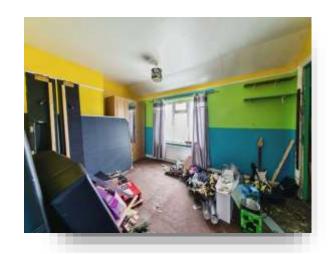
# welcome to

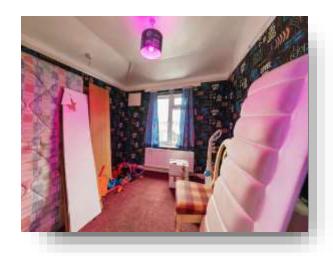
# **Cranesgate North, Whaplode St. Catherines Spalding**

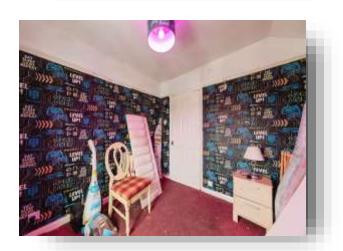
Calling all Investors and First time buyers - in need of modernisation and redecoration this semi-detached three bedroom house is ideal for you as a first home or investment.













#### **Entrance Hall**

Having stairs to first floor and door to:

#### Lounge

12' 9" x 12' 6" ( 3.89m x 3.81m ) Comprising of a feature coal fire. Radiator, plug sockets and door to:

#### **Kitchen**

12' 9" x 8' 9" ( 3.89m x 2.67m )

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated double electric range and extractor. Space for fridge freezer and washing machine. Tiled flooring, door to conservatory and door to:

### W/C

Comprising of a fitted W/C.

#### Conservatory

26' 3" x 30' ( 8.00 m x 9.14 m ) Having a radiator. fuse box and door to rear garden

#### **Bedroom One**

14' 5" x 9' 7" (  $4.39m \times 2.92m$  ) Comprising of a window. Built in cupboard.

#### **Bedroom Two**

8' 9" x 8' 9" ( 2.67m x 2.67m ) Having a window. Radiator. Carpeted flooring.

#### **Bedroom Three**

11' 9" x 8' 2" ( 3.58m x 2.49m ) Comprising of a window. radiator. Carpeted flooring.

#### **Bathroom**

5' 5" x 4' 9" ( 1.65m x 1.45m )

Downstairs bathroom comprising of WC, bath and sink. radiator.

## **Outbuildings**

5' 5" x 4' 9" ( 1.65m x 1.45m ) Having a shed & coal shed





## welcome to

# **Cranesgate North, Whaplode St. Catherines Spalding**

- THREE BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- RURAL LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT

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

# £140,000









# view this property online williamhbrown.co.uk/Property/SDG112928



Property Ref: SDG112928 - 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.





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