



Edinburgh Drive, SPALDING PE11 2SA

welcome to

Edinburgh Drive, SPALDING

Three bedroom semi-detached property, NEEDING COSMETIC UPDATING THROUGHOUT. Two open plan reception rooms, garden room, kitchen & UTILITY/PANTRY. Family bathroom with three piece suite. OFF ROAD PARKING FOR ONE CAR & enclosed rear garden with central lawn & patio. AVAILABLE WITH NO CHAIN



Entrance Hall

having stairs to first floor and door to:

Dining Room

9' 10" x 12' 4" (3.00m x 3.76m)

open plan with:

Lounge

11' 10" x 12' 5" (3.61m x 3.78m)

fitted fireplace with gas fire, sliding UPVC door to garden room and door to:

Garden Room

6' 9" x 9' 9" (2.06m x 2.97m)

of timber construction with tiled floor and double doors to garden

Kitchen

15' 4" x 13' 4" max (4.67m x 4.06m max)

having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, four ring induction hob and extractor. Space for fridge, washing machine and tumble dryer. Fitted breakfast bar, tiled floor, wall mounted gas boiler, side door to garden and door to:

Utility Room / Pantry

8' 5" x 6' (2.57m x 1.83m)

with fitted shelving and space for chest freezer

Landing

having loft access, ceiling light and carpet flooring.

Bedroom 1

11' 5" x 10' 11" (3.48m x 3.33m)

Window to the front aspect, power sockets, ceiling light, carpet flooring and built-in cupboard.

Bedroom 2

10' 9" x 9' 6" (3.28m x 2.90m)

Window to rear aspect, ceiling light, power sockets and carpet flooring.

Bedroom 3

7' 5" x 9' 3" (2.26m x 2.82m)

Window to rear aspect, ceiling light, power socket and carpet flooring.

Bathroom

5' 7" x 7' 7" (1.70m x 2.31m)

comprising three piece suite of WC, pedestal sink and shower cubicle with electric shower. Extractor

Outside

to the front of the property there is a driveway providing off road parking for one car and a pathway leading to the side of the property and giving access to the rear garden. Enclosed by timber fencing, the garden features a good sized central lawn, patio area and storage space for a shed to the rear

Agents Note

buyers should be aware that the garden room is in a state of disrepair and is likely to need taking down/replacing



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Edinburgh Drive, SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY NEEDING COSMETIC UPDATING
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING FOR ONE CAR
- ENCLOSED REAR GARDEN WITH LAWN & PATIO AREA

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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112969 - 0008

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