



3 VICEROY DRIVE SPALDING, PE11 3TS

£259,950

Welcome to this charming property located on Viceroy Drive in the sought-after area of Pinchbeck, Spalding. This delightful detached house boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over.

With a generous 1,332 sq ft of living space, this property provides a comfortable and cosy atmosphere for you to call home. The large lounge diner is perfect for entertaining or simply relaxing with your loved ones after a long day.

One of the standout features of this property is the parking provision for up to three vehicles, ensuring convenience for you and your family or visitors. The peaceful street adds to the tranquillity of the neighbourhood, making it an ideal place to unwind and enjoy some quiet time.



3 VICEROY DRIVE

- CHAIN FREE • ENCLOSED REAR GARDEN • EXCELLENT LOCATION • CLOSE TO SCHOOLS AND LOCAL AMENITIES • THREE BEDROOM DETACHED • SINGLE GARAGE • UTILITY ROOM • DOWNSTAIRS WC • CALL TODAY



Hallway

Coved and textured ceiling, smoke alarm, radiator, staircase off, door to:

Lounge

UPVC window to the front elevation, coved and textured ceiling, ceiling light, telephone point, TV point, radiator, gas fire point, square arch to:

Dining Room

Serving hatch, double radiator, UPVC glazed French doors with similar side panels to the rear elevation, coved and textured ceiling, ceiling light.

Kitchen

UPVC window to the rear elevation, range of fitted base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, tiled splashback, plumbing and space for dishwasher, electric cooker point, understairs cupboard, ceiling light, walk-in shelved pantry with electric light, obscure glazed door to:

Utility

Obscure glazed UPVC window, plumbing and space for washing machine, further appliance space, half tiled walls, ceiling light with Two piece suite comprising low level WC and bracket hand basin, half tiled walls, obscure glazed UPVC window, ceiling light.

Garage

Up and over door, door.

Bedroom 1

UPVC window to the front elevation, coved cornice, ceiling light, radiator.

Bedroom 2

UPVC window to the rear elevation, ceiling light, coved cornice, radiator, cupboard housing the Potterton gas fired combi boiler.

Bedroom 3

UPVC window to the front elevation, coved cornice, ceiling light, radiator.

Landing

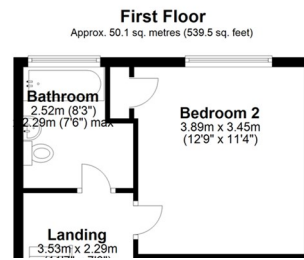
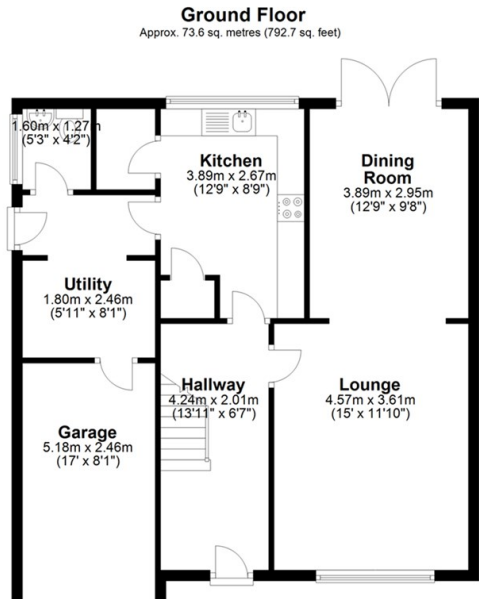
UPVC window to the side elevation, coved cornice, ceiling light, access to roof space, doors arranged off to:

Bathroom

Fully tiled walls, obscure glazed UPVC window, radiator, ceiling light, three piece suite comprising panelled bath, wash hand basin, low level WC.

3 VICEROY DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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