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## Moonflight, The Ramper, Cradge Bank, Spalding PE11 3AW

**£235,000 Freehold**

- 3 Bedroom Bungalow
- Requires Updating/Modernisation
- No Chain
- Garage, Off-Road Parking
- Viewing Recommended

3 bedroom detached bungalow in need of some updating. Situated on the edge of town. Accommodation comprising entrance porch, entrance hallway, lounge diner, kitchen breakfast room, 3 bedrooms and bathroom. Off-road parking, single garage, mature gardens to the front and rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### ACCOMMODATION

##### ENTRANCE PORCH

Of Wooden construction with glazed door and further part glazed door leading into:

##### ENTRANCE HALLWAY

Built-in cupboard, centre light point, access to loft space, radiator, glazed partition wall and obscure glazed door to Kitchen. Door into:

##### LOUNGE

17' 8" x 11' 9" (5.4m x 3.60m) UPVC double glazed window to the front elevation, double glazed patio doors to the rear elevation, radiator, TV point, stone effect fireplace with surround and matching hearth, wall lights.

##### KITCHEN

Double glazed window to the rear elevation, part glazed door to



the rear elevation, double doors to Airing Cupboard with hot water tank, cupboard housing gas boiler, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, single drainer sink with mixer tap, plumbing and space for washing machine, space for fridge, integrated electric oven and gas hob, radiator.

From the Entrance Hallway to:

#### **BEDROOM 1**

11' 9" x 11' 9" (3.60m x 3.60m) UPVC double glazed window to the front elevation, centre light point, radiator.

#### **BEDROOM 2**

11' 2" x 8' 10" (3.42m x 2.70m) UPVC double glazed window to the rear elevation, radiator, centre light point.

#### **BEDROOM 3**

9' 10" x 7' 10" (3.00m x 2.40m) UPVC double glazed window to the side elevation, centre light point.

#### **BATHROOM**

Glazed window to the side elevation, fitted with a three piece suite comprising bath with mixer tap, wash hand basin and low level WC, fully tiled walls, radiator.

#### **EXTERIOR**

Dwarf brick wall to the front boundary with driveway providing multiple off-road parking leading to Garage.

The gardens to the front is mainly laid to lawn with mature shrub and tree borders, wrought iron side access gate to both side elevations.

#### **SINGLE GARAGE**

Up and over door, power and lighting, access door into rear garden.

#### **REAR GARDEN**

Patio area, low level wall, central lawn with a wide range of established borders.

#### **DIRECTIONS**

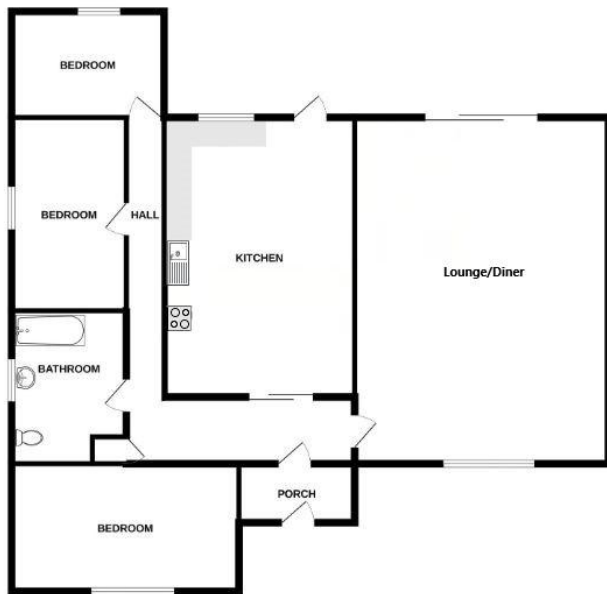
From the centre of Spalding at the High Bridge proceed along London Road in a southerly direction along the western bank of the River Welland. Continue right along to the 'T' junction at Little London, turning right proceed along the Little London road for around 400 yards and then turning left into The Ramper where upon the property is situated on the right hand side.

## **THINKING OF SELLING YOUR HOME?**

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist







Whilst every effort has been made to ensure the accuracy of the information contained here, measurements, photographs, drawings, views and floor plans are approximate and no responsibility is taken for any error or omission. The plan is for illustrative purposes only and is not intended to be used as a legal document. The services, appliances and equipment shown have not been tested and the purchaser should not rely on them. Valid until March 2024.

**TENURE** Freehold

**SERVICES** All mains

**COUNCIL TAX BAND** B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11600**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		