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7 Law Court, Spalding PE11 3FG

£245,000 Freehold

- Detached Bedroom House
- Open Plan Lounge Diner
- Kitchen Opening into Breakfast Room
- Separate Utility Room, Cloakroom
- Mature Rear Gardens

Superbly appointed 3 bedroom detached house situated on the edge of town. Accommodation comprising entrance hallway, cloakroom, lounge diner, kitchen breakfast room and utility room to the ground floor; 3 bedrooms, en-suite to the master and family bathroom. Gas central heating. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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ENTRANCE HALL :

With stairs leading up to the first floor accommodation, radiator.

CLOAKROOM

UPVC obscured double glazed window to the front, W.C, pedestal washbasin with taps over and a radiator.

LOUNGE :

5.49m x 3.86m (18'0" x 12'8") Having a box bay UPVC double glazed window to the front and side, radiator, power points, TV point, gas fire and an archway through to the dining room.



DINING ROOM :

3.66m x 2.84m (12'0" x 9'4") Double glazed sliding patio door to the rear, radiator and power points.



KITCHEN/DINER :

6.27m x 3.66m (narrowing 2.24m) (20'7" x 12'0" (narrowing 7'4")) With two UPVC double glazed windows to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated half sized electric oven and grill with a four burner gas hob and extractor hood over, space and point for a fridge/freezer, tiled splash-backs, gas boiler, space and plumbing for a dishwasher, radiator and power points.



UTILITY ROOM :

2.74m x 1.73m (9'0" x 5'8") UPVC double glazed window and door to the side, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, personnel door to the garage, radiator and power points.

LANDING :

Radiator, power point, loft hatch, airing cupboard with shelving.

BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with taps and a mixer shower over, pedestal washbasin with taps over, W.C, radiator.



BEDROOM ONE :

3.86m x 3.86m (12'8" x 12'8") UPVC double glazed window to the front, radiator, power points, fitted bedroom furniture including wardrobes, bedside drawers and a dresser.

EN-SUITE :

UPVC obscured double glazed window to the side, W.C, pedestal washbasin, fully tiled shower cubicle with a built-in mixer shower, radiator.

BEDROOM TWO :

3.86m x 2.95m (12'8" x 9'8") UPVC double glazed window to the rear, radiator and power points.

BEDROOM THREE :

2.74m'0.61m x 2.13m'1.22m (9'2 x 7'4) UPVC double glazed window to the front, radiator and power points.



EXTERIOR :



The front of the property has a gravelled area, with block paved off-road parking leading to a single garage. A pedestrian side gate accesses the rear garden, which is enclosed by panel fencing and is predominately laid to lawn with a shed and a patio seating area.

SINGLE GARAGE :

5.23m x 2.79m (17'2" x 9'2") With a metal up and over door, UPVC double glazed window to the side, loft hatch, fuse box, power points and a personnel door to the utility room.

DIRECTIONS

From the centre of Spalding proceed in a northerly direction along Pinchbeck Road. After passing the Royal Mail Cart Public House turn left at the traffic lights into Woolram Wygate, follow the road down over the railway crossing, past the shops on the right into Wygate Park and Law Court is a turning off to the right.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

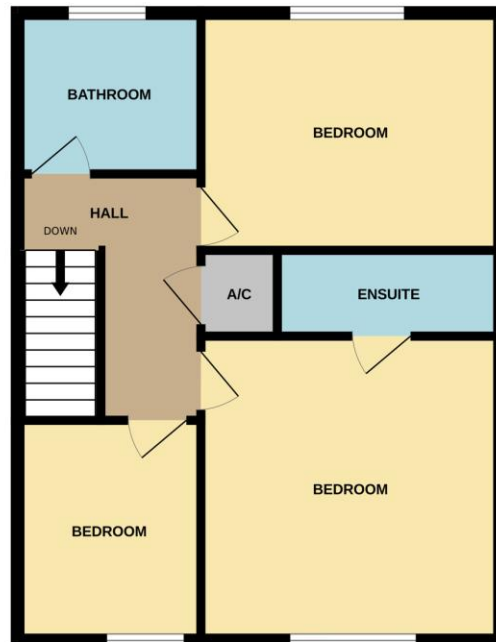




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11802

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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