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16 Rembrandt Way, Spalding PE11 3HX

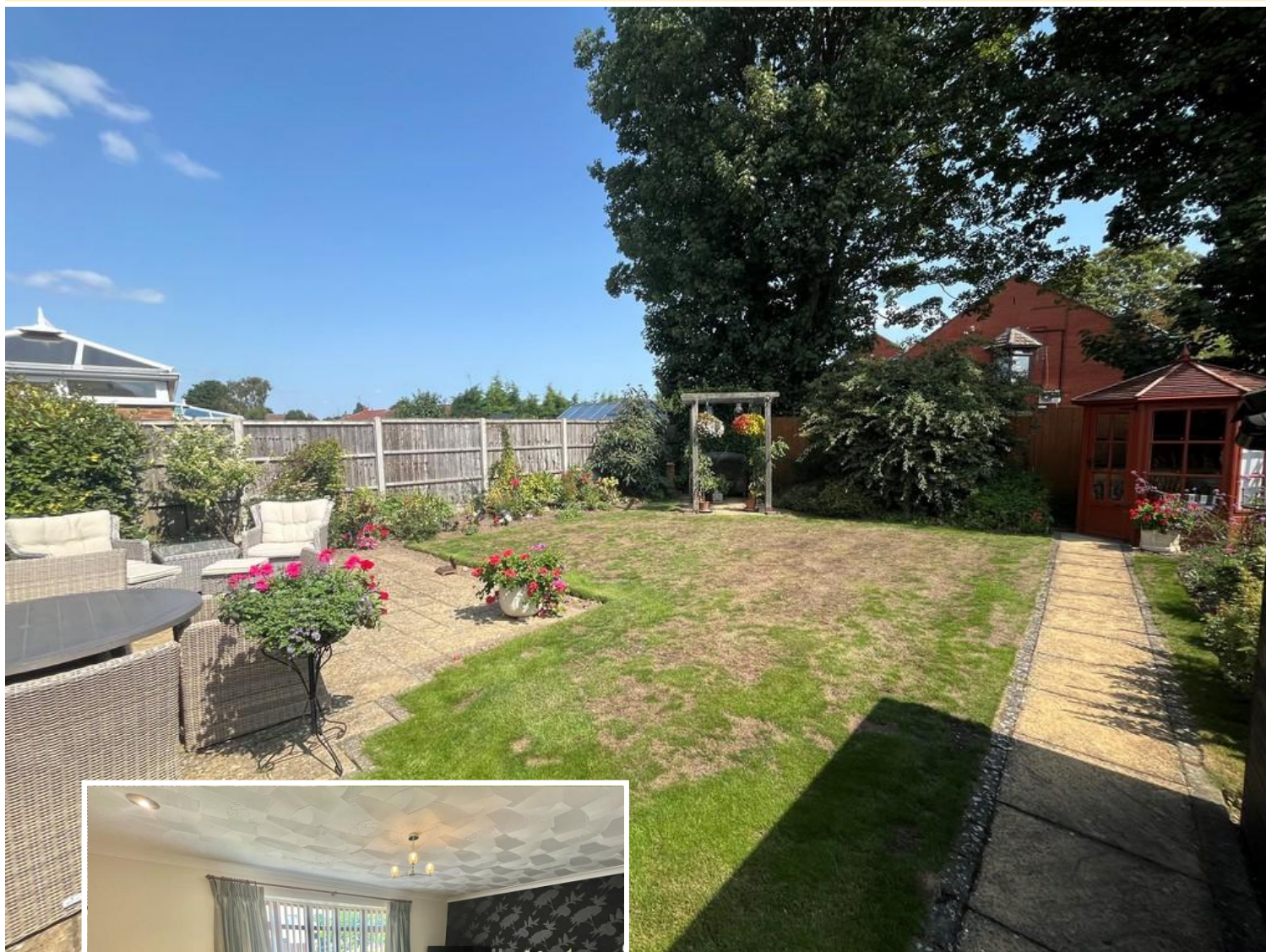
£235,000 Freehold

- Popular Location
- 2 Bedrooms
- Parking for 3 Cars, Garage
- Shower Room
- No Onward Chain

Immaculately presented detached bungalow in popular residential location convenient for town centre and amenities. Established gardens, driveway and garage. Gas central heating, UPVC windows. Well presented throughout.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Part glazed composite side entrance door to:

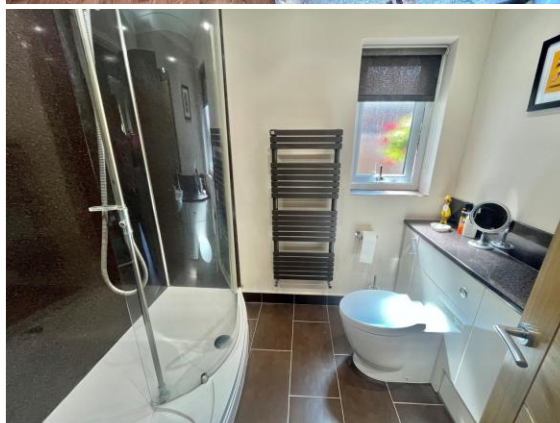
ENTRANCE HALL

7' 6" x 5' 11" (2.31m x 1.82m) plus 8' 5" x 2' 9" (2.57m x 0.86m), attractive wood grain effect flooring, coved and textured ceiling, 2 ceiling lights, radiator, glazed door to:

LOUNGE DINER

12' 0" x 20' 3" (3.68m x 6.19m) UPVC bowed window with display sill to the front elevation, coved and textured ceiling, 2 recessed ceiling lights, pendant light fitting, radiator, fitted carpet, modern coal effect gas fire and point with decorative surround.

From the Entrance Hall glazed door to:



FITTED KITCHEN

10' 9" x 9' 10" (3.30m x 3.02m) Modern fitted units comprising base cupboards and drawers, integrated AEG dishwasher, built-in fridge freezer and electric double oven, 4 burner gas hob with multi speed cooker hood, worktops, eye level wall cupboards, plumbing and space for washing machine, single drainer stainless steel sink unit with mixer tap, UPVC side window, obscure glazed UPVC side entrance door, coved cornice, recessed ceiling lights.

BEDROOM 1

12' 0" x 10' 0" (3.68m x 3.05m) UPVC window to the rear elevation, fitted carpet, radiator, coved and textured ceiling, ceiling light, range of modern fitted furniture.

BEDROOM 2

11' 8" x 9' 10" (3.56m x 3.02m) Plus large recessed wardrobe/store cupboard. Attractive wood grain effect flooring, coved and textured ceiling, ceiling light, glazed French doors to the rear elevation.

MODERN SHOWER ROOM

7' 0" x 7' 8" (2.15m x 2.36m) Feature shower cabinet with vinyl boarding and curved screen, low level WC with concealed cistern and push button flush, hand basin, vanity storage unit, tiled floor, under floor heating, contemporary radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed UPVC window.

EXTERIOR

Gravelled front garden with colourful rose border, central circular feature with further rose bushes. Initial gravelled driveway leading on to a block paved area with back to back parking for 3 cars and access to:

INTEGRAL GARAGE

Remote control up and over door, concrete floor, power and lighting, externally mounted gas and electricity meters, gated access to the side leading to:

ESTABLISHED REAR GARDENS

Including a shaped lawn area, extensive paved patio, colourful stocked borders, rear patio with pergola, garden shed, flower garden, summerhouse, rear personnel door to the garage. There is a further area to the other side of the bungalow with gated access to the front and pleasant stocked border. Close boarded timber fencing to the side and rear boundaries. The garden is south and east facing enjoying a pleasant sunny aspect.

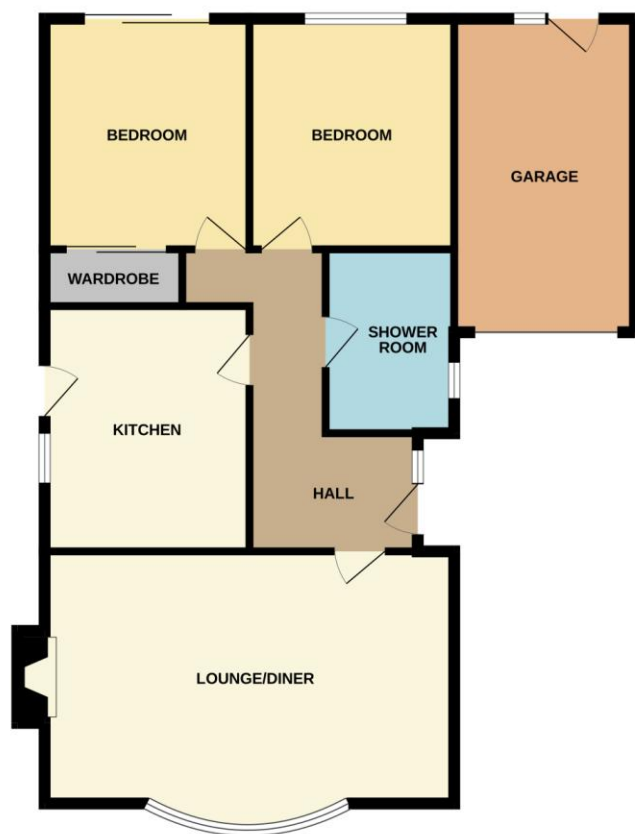
DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road passing over the level crossing and turning immediately into St. Johns Road. Proceed without deviation to the 'T' junction, turn left into Hawthorn Bank, immediately right into The Parkway and then right into Rembrandt Way where upon the property is situated on the right hand side.

AMENITIES

Local shops, primary school etc within easy walking distance and the town centre is also easily accessible having a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All services

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: S11839

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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