



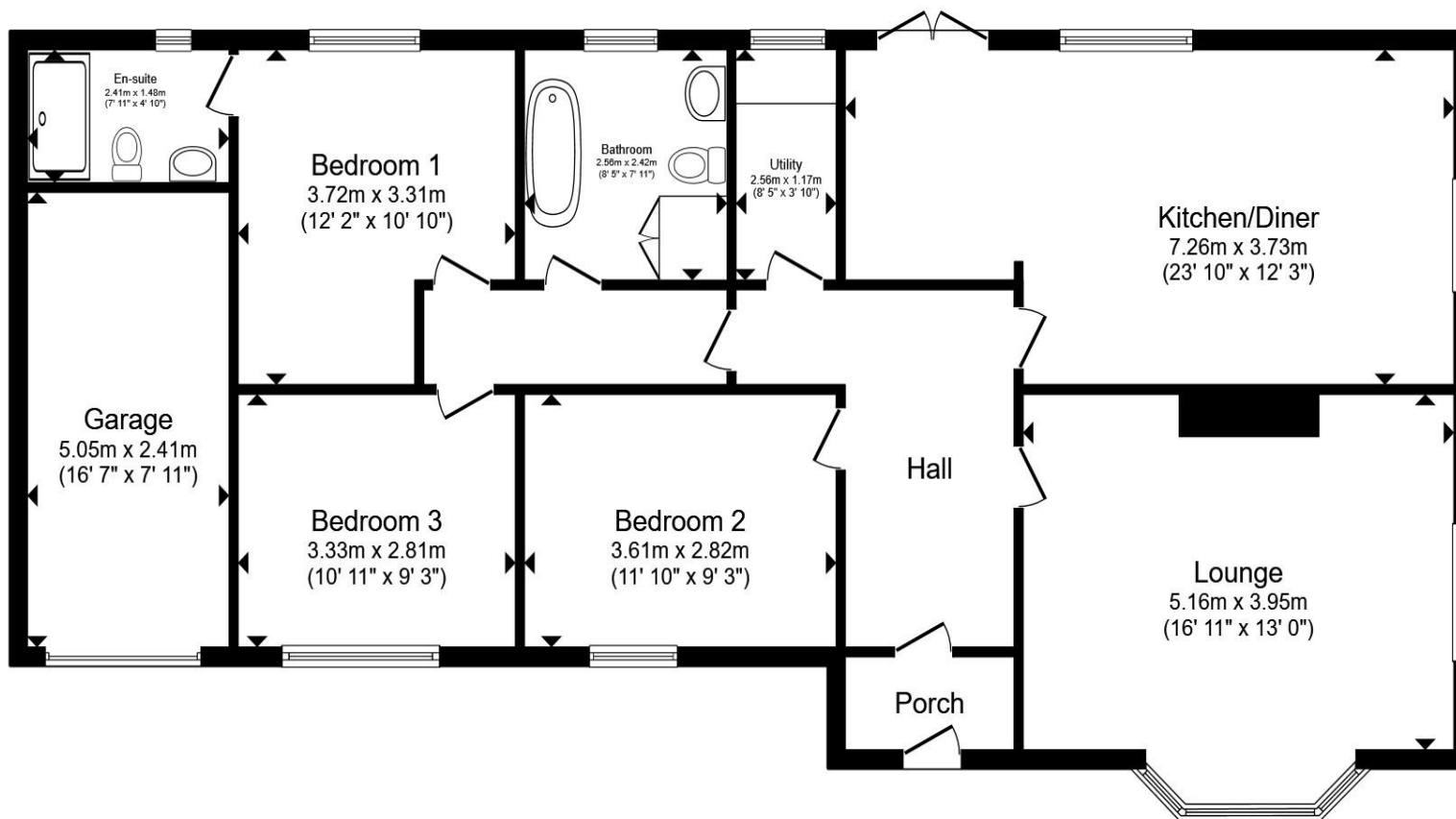
Birch Grove, Spalding, PE11 2HL

welcome to

Birch Grove, Spalding

Having been fully renovated by the current owner, this immaculately presented three double bedroom detached bungalow is 'move in ready' and is situated in one of the most sought after locations in Spalding. Having a large open plan kitchen diner, lounge and utility, the property further benefits from three spacious bedrooms, a family bathroom and an en-suite shower room to the master. Externally there is an 'in and out' driveway providing ample parking, further parking for a caravan/motorhome behind double timber gates, a single garage and a fully enclosed rear garden that is not overlooked. Viewing is highly advised to appreciate this renovation!!





Ground Floor

Total floor area 122.4 m² (1,317 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

2' 11" x 6' 7" (0.89m x 2.01m)

Hallway

Lounge

12' 11" x 17' (3.94m x 5.18m)

Kitchen / Diner / Family Room

12' 3" x 23' 10" (3.73m x 7.26m)

Utility

8' 5" x 3' 11" (2.57m x 1.19m)

Bedroom 1

12' 2" x 10' 10" (3.71m x 3.30m)

En-Suite

4' 10" x 7' 11" (1.47m x 2.41m)

Bedroom 2

9' 4" x 11' 11" (2.84m x 3.63m)

Bedroom 3

9' 3" x 10' 11" (2.82m x 3.33m)

Bathroom

8' 5" x 7' 11" (2.57m x 2.41m)

Outside

Garage

16' 1" x 8' 2" (4.90m x 2.49m)

Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Birch Grove, Spalding

- FULLY RENOVATED THREE DOUBLE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- LARGE OPEN PLAN KITCHEN DINER, LOUNGE & UTILITY
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO MASTER
- 'IN & OUT' GRAVEL DRIVEWAY & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN PROVIDING GREAT PRIVACY

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

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113666



Property Ref:
SDG113666 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk