









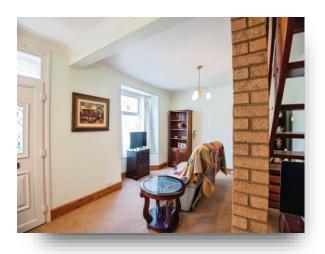
## welcome to

# **South Parade, Spalding**

\*DON'T MISS OUT - CHARACTER PROPERTY - NO CHAIN!!\* THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE POPULAR MARKET TOWN OF SPALDING BOASTING WALKING DISTANCE TO TOWN CENTRE













#### **Entrance Porch**

Entrance door to front aspect. Tiled flooring.

## Lounge

11' 11" x 17' 10" ( 3.63m x 5.44m ) Carpeted flooring, radiator, TV point.

Double glazed window Staircase leading to the first floor accomodation

## **Dining Room**

11' 11" x 11' 11" ( 3.63m x 3.63m ) Feature gas fireplace with surround, radiator.

Double glazed window.

## **Kitchen / Dining Room**

7' 10" x 6' 6" ( 2.39m x 1.98m )

Aluminum window to side and rear aspects. One wooden window overlooking into the garden room. Base and wall units with work surface over. Part tiled splashback walls. Wall mounted boiler. Stainless steel sink with drainer and tap over. Space for freestanding oven with extractor hood over. Space and plumbing for washing machine. Space for tumble dryer. Space for freestanding fridge freezer. Vinyl flooring. Radiator.

## **Garden Room**

11' 11" x 8' 2" ( 3.63m x 2.49m ) Tiled flooring

Double glazed window to the rear aspect. Double glazed sliding patio doors to the side aspect.

## Cloakroom

Tiled flooring, radiator, wash hand basin and WC. Partly tiled.

Wooden window.

#### **Wet Room**

Fully tiled, heated towel rail, shower;.

Double glazed window

## **First Floor Landing**

Loft access, radiator

Double glazed window

#### **Bedroom One**

12' x 12' (3.66m x 3.66m) Carpeted flooring, radiator

Double glazed window

#### **Bedroom Two**

11' 11" x 11' 11" ( 3.63m x 3.63m ) Carpeted flooring, radiator

Double glazed window

#### **Bedroom Three**

7' 10" x 9' 11" ( 2.39m x 3.02m ) Carpeted flooring, radiator

Double glazed windows

#### **Bathroom**

Upvc window to side elevation. Tiled flooring. Tiled walls. Corner bath. Wash hand basin. Toilet. Radiator. Airing cupboard.

#### **Exterior**

A small garden with a multitude of plants and bushes, and a pathway leads directly to the front door.

#### Rear Garden:

Enclosed laid to lawn garden comprising of a small area with a path that winds around it, bordered by shrubbery.

## **Single Garage**

Up and over door, power and lighting





## welcome to

## **South Parade, Spalding**

- THREE BEDROOM DETACHED CHARACTER PROPERTY
- WALKING DISTANCE TO TOWN CENTRE
- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £220,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SDG112361



Property Ref: SDG112361 - 0004 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.





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