



Laburnum Grove, Spalding PE11 2LX

welcome to

Laburnum Grove, Spalding

Three bedroom terraced property, **NEEDING COSMETIC UPDATING**. Two reception rooms & kitchen with pantry. Family bathroom with three piece suite & **DOWNSTAIRS WC**. Fully enclosed garden with brick built store & **OFF ROAD PARKING FOR TWO CARS TO THE FRONT**. Available with **NO CHAIN**



Entrance Hall

having stairs to first floor and door to:

Lounge

12' 9" x 14' 3" (3.89m x 4.34m)

feature fireplace with electric fire and laminate flooring

Kitchen

9' 7" x 11' 9" (2.92m x 3.58m)

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Space for electric oven and washing machine. Built-in pantry cupboard, door leading to rear entrance with WC and store and door to:

Dining Room

9' 9" x 8' 4" (2.97m x 2.54m)

with space for fridge freezer and wall mounted gas boiler

Wc

4' 3" x 2' 6" (1.30m x 0.76m)

with fitted WC

Landing

having loft access and built-in airing cupboard with hot water tank

Bedroom 1

12' 10" x 8' 1" (3.91m x 2.46m)

with built-in wardrobe

Bedroom 2

9' 10" x 13' 11" (3.00m x 4.24m)

with built-in wardrobe

Bedroom 3

8' 6" x 12' 4" (2.59m x 3.76m)

with built-in cupboard

Bathroom

6' x 6' 5" (1.83m x 1.96m)

comprising three piece suite of WC, pedestal sink and bath

Outside

to the front of the property there is a gravel driveway providing off road parking for at least two cars. There is a shared passageway to the left hand side leading to a gate to the rear garden. Fully enclosed by timber fencing, the garden is deceptively large and in the majority laid to lawn. There is a concrete seating area that gives access to a brick built store

Brick Store

8' 2" x 7' 1" (2.49m x 2.16m)

having power and lighting



view this property online williamhbrown.co.uk/Property/SDG112501



welcome to

Laburnum Grove, Spalding

- THREE BEDROOM TERRACED PROPERTY NEEDING SOME COSMETIC UPDATING
- TWO RECEPTION ROOMS, KITCHEN & PANTRY
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR AT LEAST TWO CARS & FULLY ENCLOSED GARDEN
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£159,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112501



Property Ref:
SDG112501 - 0010

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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