



Farrier Way, Spalding PE11 3GG

welcome to

Farrier Way, Spalding

OPEN HOUSE SATURDAY 25TH APRIL. Three double bedroom executive detached bungalow, PREVIOUS SHOW HOME & AVAILABLE WITH NO CHAIN. Lounge, kitchen & CONSERVATORY EXTENSION. Family bathroom & MODERNISED EN-SUITE TO MASTER. Off road parking, DOUBLE GARAGE & enclosed rear garden. Viewing advised!!



Entrance Porch

4' 1" x 7' 11" (1.24m x 2.41m)

internal door to:

Entrance Hall

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

Kitchen

10' 11" x 11' 10" (3.33m x 3.61m)

having a range of wall and base units, work surfaces and a single bowl ceramic sink. Space for electric oven, fridge, washing machine and slimline dishwasher. Fitted wine rack, wall mounted gas boiler and side door to garden

Lounge

13' 1" x 19' (3.99m x 5.79m)

feature fireplace with inset gas fire and French doors to:

Conservatory

20' 8" x 7' 9" (6.30m x 2.36m)

having ceiling light with fan, fitted dual air conditioning/heating unit and French doors to rear garden

Bedroom 1

14' 1" x 11' 2" (4.29m x 3.40m)

having built-in wardrobe and door to:

En-Suite

5' 8" x 8' 8" (1.73m x 2.64m)

comprising three piece suite of WC, pedestal sink and double shower cubicle with dual head thermostatic shower. Extractor, shaving point and partly tiled walls

Bedroom 2

10' 6" x 11' 4" (3.20m x 3.45m)

Bedroom 3

9' x 8' 2" (2.74m x 2.49m)

Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

comprising three piece suite of WC, pedestal sink

and bath. Extractor and partly tiled walls

Outside

to the front of the property there is a driveway providing off road parking for 3-4 cars and giving access to the double garage, a lawn and a side gate to the rear. The rear garden is fully enclosed by timber fencing and has a wraparound lawn with borders to the rear and side, as well as two patio seating areas either side of the conservatory

Double Garage

18' 3" x 16' 3" (5.56m x 4.95m)

having two electric roller doors, power and lighting. This used to be the show home site office when the development was built and has fitted carpets and its own loft access

Agents Note

please note this property has been subject to a insurance claim during the current ownership. please call the agents for more information on 01775 711711.



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welcome to

Farrier Way, Spalding

- OPEN HOUSE SATURDAY 25TH 12:00-13:00
- THREE DOUBLE BEDROOM EXECUTIVE DETACHED BUNGALOW, FORMERLY THE SHOW HOME
- FAMILY BATHROOM & MODERNISED EN-SUITE
- FULLY ENCLOSED REAR GARDEN WITH WRAPAROUND LAWN
- OFF ROAD PARKING & ATTACHED DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112929 - 0008

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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