



Stonegate, Spalding PE11 2PH

welcome to

Stonegate, Spalding

Three bedroom character style terraced property, FULLY RENOVATED THROUGHOUT & NO CHAIN. Two reception rooms & kitchen, FAMILY BATHROOM WITH FOUR PIECE SUITE. Off road parking for at least two cars, fully enclosed garden & WALKING DISTANCE TO PRIMARY & SECONDARY SCHOOLS. Viewing is a must!!



Entrance Hall Lounge

11' 10" x 13' 5" (3.61m x 4.09m)

Feature fireplace with tiled hearth and open plan with:

Dining Room

13' 1" x 12' 4" (3.99m x 3.76m)

Having stairs to first floor with cupboard beneath, built-in storage cupboard, French doors to garden and door to:

Kitchen

9' 4" x 8' 5" (2.84m x 2.57m)

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, four ring gas hob, stainless steel extractor and fridge freezer. Space for washing machine and door to:

Bathroom

10' 7" x 9' 5" (3.23m x 2.87m)

Comprising four piece suite with WC, inset sink, bath and shower cubicle with thermostatic shower.

Extractor, heated towel rail and fully tiled walls

Landing

With loft access

Bedroom 1

11' 5" x 14' 8" (3.48m x 4.47m)

Bedroom 2

13' 1" x 9' 1" (3.99m x 2.77m)

Bedroom 3

9' 6" x 8' 9" (2.90m x 2.67m)

Built-in cupboard with wall mounted gas boiler

Outside

To the front of the property there is a driveway providing off road parking for at least two cars. The rear garden is fully enclosed by timber fencing and features a large lawn area to the rear (to be seeded), as well as an Indian sandstone patio seating area.

Within the garden there is an outside tap, electric points and lighting

Agents Note

The title is pending registration at Land Registry.

Your legal representative can advise of the timescales involved.



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Stonegate, Spalding

- FULLY RENOVATED THREE BEDROOM TERRACED PROPERTY
- TWO RECEPTION ROOMS & FITTED KITCHEN
- DOWNSTAIRS FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING FOR AT LEAST TWO CARS
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£199,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112958 - 0003

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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@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)