



Mansell Close, Spalding PE11 1NE

welcome to

Mansell Close, Spalding

DETACHED TWO BEDROOM BUNGALOW WITH THREE RECEPTION ROOMS, MODERN THROUGHOUT WITH ENCLOSED REAR GARDEN AND OFF ROAD PARKING AND EV CHARGER. BUNGALOW IS LOCATED WITHIN WALKING DISTANCE OF SPALDING TOWN CENTRE AND ALL AMENITIES.



Entrance Hall

Having a airing cupboard housing the combi boiler.

Study

9' 5" x 5' 7" (2.87m x 1.70m)

Having laminate flooring. Cupboard.

Lounge

16' 1" x 12' 2" (4.90m x 3.71m)

Comprising of laminate flooring.

Kitchen

12' x 8' 6" (3.66m x 2.59m)

Having laminate flooring. Dishwasher. One and a half bowl stainless steel sink. Integrated Four ring hob. Extractor. Oven. Space for a dishwasher.

Reception

12' 4" x 7' 6" (3.76m x 2.29m)

Having laminate flooring. Porch area. Cupboard.

Utility Room

Having wall units. Space for a fringe freezer, Washing machine and tumble dryer.

Conservatory

10' 6" x 7' 10" (3.20m x 2.39m)

Comprising of spotlights. Door leading to the garden.

Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)

Comprising of laminate flooring. Built-in wardrobe.

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)

Having laminate flooring. Built-in wardrobe. Access to the conservatory.

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Having laminate flooring. Tiled walls. W/C. Sink. Shower cubicle.

Exterior

Front: Having a paved drive. Ample parking.

Rear: Being low maintenance. Gravelled area. Enclosed. Patio area. Side access. Shed.

Agent 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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welcome to

Mansell Close, Spalding

- TWO BED DETACHED BUNGALOW
- DRIVEWAY AND EV CHARGER
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- OWNED SOLAR PANELS AND BATTERY STORAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113456 - 0003

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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