



The Circus, Spalding PE11 1WG

welcome to

The Circus, Spalding

WILLIAM H BROWN ARE EXCITED TO PRESENT THIS IMACULATLY PRESENTED FOUR BEDROOM PROPERTY SITUATED IN A SORT AFTER LOCATION. OFFERING AMPLE INTERNAL SPACE OVER THREE FLOORS, LARGE REAR ENCLOSED GARDEN & DOUBLE GARAGE. PLEASE GIVE WILLIAM H BROWN A CALL ON 01775 711 711 TO ARRANGE YOUR VIEWING!



Entrance Hallway Playroom/Family Room

12' 5" x 11' 3" (3.78m x 3.43m)

UPVC Double glazed bay window to front aspect, radiator, heating controls and fibre optic point.

Kitchen/Dining Room

17' 7" x 13' 1" (5.36m x 3.99m)

UPVC Double glazed window to rear aspect and double glazed French doors to rear garden. Fitted kitchen with a range of eye level and wall mounted units with work tops over, integrated oven and hob with extractor hood, plumbing for dishwasher, under stairs storage cupboard, tiled flooring and radiator.

Utility Room/Wc

8' 10" x 4' 8" (2.69m x 1.42m)

UPVC Double glazed window to side aspect, washing machine plumbing, wall mounted boiler, WC, wash hand basin, tiled flooring and radiator

Landing

17' 7" x 6' 6" (5.36m x 1.98m)

Living Room

17' 7" x 9' 10" (5.36m x 3.00m)

Dual aspect double UPVC glazed windows to the front aspect, two radiators, TV and fibre optic connection.

Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed UPVC windows to rear aspect, radiator, TV point and heating controls

En-Suite

Double glazed UPVC windows to rear aspect, radiator, TV point and heating controls

Second Floor Landing

13' x 7' 7" (3.96m x 2.31m)

Bedroom Two

10' 3" x 9' 11" (3.12m x 3.02m)

UPVC Double glazed UPVC windows to front aspect, radiator, TV point and heating controls

Bedroom Three

9' 10" x 8' 8" (3.00m x 2.64m)

Double glazed UPVC windows to rear aspect, radiator, TV point and heating controls

Bedroom Four

9' 11" x 8' 7" (3.02m x 2.62m)

Double glazed window to front aspect, radiator, fibre optic connection.

Bathroom

8' 10" x 7' (2.69m x 2.13m)

UPVC frosted window to rear aspect with four piece bathroom suit with shower, bath, sink basin and WC. Heated towel rail

Externally

Laid to lawn & gravelled enclosed private rear garden with gated access to the parking at the rear along with the double garage with up & over doors.

Agents 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

The Circus, Spalding

- FIVE BEDROOM SEMI- DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGH OUT
- LARGE REAR ENCLOSED GARDEN
- FOUR PIECE BATHROOM SUIT
- EN-SUITE TO MAIN BEDROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112415 - 0013

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.



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