



Lincoln Way, Spalding PE11 1PF

welcome to

Lincoln Way, Spalding

Three double bedroom chalet style property, DECEPTIVELY SPACIOUS & IN A SOUGHT AFTER AREA. Two reception rooms, kitchen & utility. FAMILY BATHROOM & DOWNSTAIRS WC. Off road parking, SINGLE GARAGE & fully enclosed rear garden. WALKING DISTANCE TO LOCAL PRIMARY SCHOOL & CLOSE TO AMENITIES



Entrance Hall

Having stairs with a cupboard beneath. Laminate flooring.

W/C

6' 6" x 6' 1" (1.98m x 1.85m)

Comprising of a W/C. Inset sink. Shower cubicle with thermostatic shower. Fully tiled walls and flooring. Extractor.

Lounge

21' 7" x 11' 11" (6.58m x 3.63m)

Having tiled flooring. Fitted gas fire. Sliding UPVC door to the garden. Tiled floor with electric under floor heating.

Dining Room

9' 10" x 8' 11" (3.00m x 2.72m)

Comprising of laminate flooring.

Kitchen

12' 7" x 6' 2" (3.84m x 1.88m)

Having wall and base units. single bowl sink. Integrated electric oven, grill, four ring induction hob, extractor. Space for a dishwasher.

Utility Room

9' 9" x 6' 2" (2.97m x 1.88m)

Comprising of space for a washing machine and dishwasher.

Landing

Having a built-in airing cupboard housing the hot water tank.

Bedroom One

15' 10" x 11' 4" (4.83m x 3.45m)

Comprising of laminate flooring. Built-in wardrobe with access to eaves.

Bedroom Two

15' 9" x 10' 10" (4.80m x 3.30m)

Having laminate flooring. Built-in storage cupboard.

Bedroom Three

9' 5" x 11' 5" (2.87m x 3.48m)

Having laminate flooring.

Bathroom

5' 9" x 6' 8" (1.75m x 2.03m)

Comprising of a W/C. Inset sink. Bath with shower attachment. Heated towel rail.

Exterior

Front: Enclosed by fencing. Central lawn. Patio area. Timber summer house with electric and adjoining shed. Outside tap.

Garage

16' 2" x 10' 1" (4.93m x 3.07m)

Having a electric up and over door. Power and lighting. Wall mounted gas boiler.

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

Lincoln Way, Spalding

- THREE DOUBLE BEDROOM DETACHED CHALET STYLE PROPERTY IN SOUGHT AFTER AREA
- TWO RECEPTION ROOMS, KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113425 - 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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