

Baxter Gardens,Spalding PE11 3YL

william h brown

welcome to

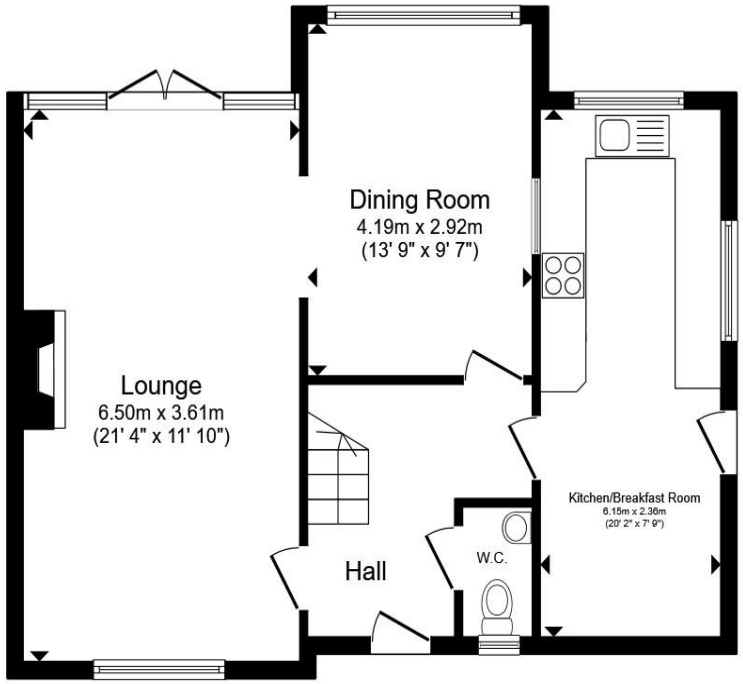
Baxter Gardens, Spalding

Available with no chain, this four bedroom detached family home is situated at the bottom of a quiet cul-de-sac on the outskirts of Spalding town centre. Having a lounge, dining room, breakfast kitchen and WC to the ground floor, the property further benefits from four bedrooms, family bathroom and an en-suite shower room to the master. Externally there is ample off road parking, a detached double garage and spacious front and rear gardens offering great privacy. Viewing is highly advised!!

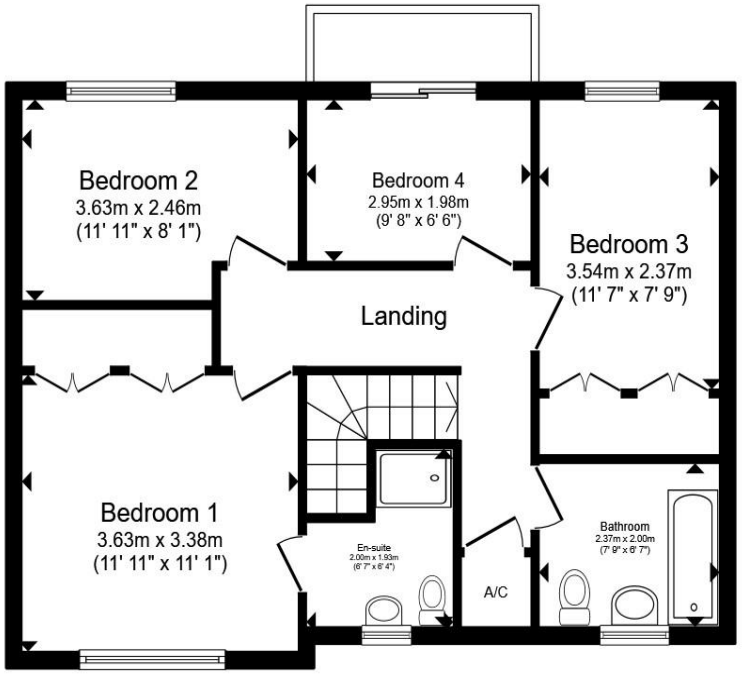








Ground Floor



First Floor

Total floor area 123.2 m² (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Lounge
21' 11" x 11' 11" (6.68m x 3.63m)

Dining Room
13' 10" x 9' 8" (4.22m x 2.95m)

Kitchen
20' 1" x 7' 8" (6.12m x 2.34m)

Wc
4' 9" x 3' 1" (1.45m x 0.94m)

Landing

Bedroom 1
11' 2" x 11' 11" (3.40m x 3.63m)

En-Suite

Bedroom 2
11' 10" x 8' 1" (3.61m x 2.46m)

Bedroom 3
11' 5" x 7' 10" (3.48m x 2.39m)

Bedroom 4
9' 8" x 6' 10" (2.95m x 2.08m)

Bathroom
7' 9" x 6' 7" (2.36m x 2.01m)

Detached Double Garage

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.

welcome to

Baxter Gardens, Spalding

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH NO CHAIN
- LOUNGE, DINING ROOM & BREAKFAST KITCHEN
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- GRAVEL DRIVEWAY & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED PLOT WITH FRONT & REAR GARDENS

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

£385,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113556

The Property Ombudsman

Property Ref:
SDG113556 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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