



**Sandringham Walk, Spalding PE11 2RS**

**welcome to**

**Sandringham Walk, Spalding**

Three bedroom detached Alison house, **NEEDING FULL MODERNISATION**. Open plan lounge diner, kitchen & utility. **FAMILY BATHROOM & DOWNSTAIRS WC**. Off road parking, **INTEGRAL SINGLE GARAGE** & fully enclosed rear garden. **SOUGHT AFTER LOCATION & AVAILABLE WITH NO CHAIN**



### **Entrance Hall**

Having stairs to first floor, door to kitchen and door to:

### **Lounge/ Diner**

22' 5" x 12' 5" max ( 6.83m x 3.78m max )

Brick fireplace with gas fire and sliding UPVC sliding door to rear garden

### **Kitchen**

10' 8" x 8' 4" ( 3.25m x 2.54m )

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven with gas hob, washing machine and fridge freezer. Wall mounted gas boiler and door to:

### **Utility**

10' 8" x 8' 4" ( 3.25m x 2.54m )

Space for tumble dryer, door to rear garden, door to integral garage and door to:

### **Wc**

2' 10" x 5' 2" ( 0.86m x 1.57m )

With fitted WC

### **Landing**

Having loft access and doors off to all first floor rooms

### **Bedroom 1**

11' 11" x 10' 11" ( 3.63m x 3.33m )

### **Bedroom 2**

10' 2" x 10' 11" ( 3.10m x 3.33m )

Built-in airing cupboard

### **Bedroom 3**

8' 11" x 7' 6" ( 2.72m x 2.29m )

### **Bathroom**

5' 7" x 7' 5" ( 1.70m x 2.26m )

Comprising three piece suite of WC, pedestal sink and bath with electric shower over

### **Outside**

To the front of the property there is a driveway providing off road parking for 1-2 cars with a lawn to

the left hand side and side gate access to the rear. Fully enclosed by fencing and hedging, the rear garden features a good sized central lawn, concrete seating area and two timber sheds

### **Integral Garage**

16' 3" x 8' 4" ( 4.95m x 2.54m )

Having up and over door, power and lighting



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welcome to

## Sandringham Walk, Spalding

- THREE BEDROOM DETACHED PROPERTY NEEDING FULL MODERNISATION
- OPEN PLAN LOUNGE DINER, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL GARAGE
- AVAILABLE WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113325 - 0005

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