



Primrose Way, Spalding PE11 1YT

welcome to

Primrose Way, Spalding

Four double bedroom detached property, QUIET CUL-DE-SAC & AVAILABLE WITH NO CHAIN. Two reception rooms, CONSERVATORY EXTENSION, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking, SINGLE GARAGE & fully enclosed rear garden



Entrance Hall

Double glazed entrance door to the front aspect, radiator and carpeted flooring

Wc

Comprising two piece suite of WC and sink. Laminate flooring and extractor

Lounge

11' 11" x 14' 7" (3.63m x 4.45m)
Having wooden laminate flooring. Radiator.

Dining Room

9' 1" x 11' (2.77m x 3.35m)
Laminate flooring, radiator

Kitchen

9' 4" x 12' (2.84m x 3.66m)
Fully fitted kitchen comprising of wall and base units with worksurfaces over, electric oven with induction hob and retracting door, integrated microwave and dishwasher, laminate flooring, radiator

Utility

8' x 7' (2.44m x 2.13m)
Laminate flooring, radiator, space for washing machine, tumble dryer and fridge/freezer

Conservatory

14' 3" x 12' 7" (4.34m x 3.84m)
Wooden laminate flooring, heater, double glazed patio doors leading into the rear garden

Galleried Landing

Carpeted flooring, airing cupboard containing heating system with filter

Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)
Carpeted flooring, radiator and double glazed window

En-Suite

13' 1" x 3' 3" (3.99m x 0.99m)
Comprising three piece suite of double shower

cubicle featuring a power shower with multiple functions, wash hand basin and WC. Heated/Anti-fog mirror

Bedroom Two

9' 1" x 16' 7" (2.77m x 5.05m)
Carpeted flooring, radiator and double glazed window boasting field views

Bedroom Three

12' x 9' 4" (3.66m x 2.84m)
Carpeted flooring, radiator and double glazed window

Bedroom Four

9' 2" x 9' 11" (2.79m x 3.02m)
Wooden laminate flooring, radiator and double glazed window

Bathroom

8' x 7' (2.44m x 2.13m)
Comprising three piece suite bath with overhead shower, wash hand basin and WC. Heated towel rail, wooden laminate flooring. Double glazed window

Outside

Enclosed laid to lawn garden comprising of a patio seating area with a patio area, garden shed, outdoor power points creating a space that's ideal for entertainment.

Single Garage

16' 7" x 9' 1" (5.05m x 2.77m)
Up and over door, power and lighting, central heating boiler

Agents Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies

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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Primrose Way, Spalding

- FOUR DOUBLE BEDROOM DETACHED PROPERTY IN QUIET CUL-DE-SAC SETTING
- TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

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

£400,000



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Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113169 - 0008

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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