



Patriot Close, Spalding PE11 1YA

welcome to

Patriot Close, Spalding

DONT MISS OUT. This modern home has all the accommodation a family needs. Lounge, Modern Kitchen/Diner and Utility Room. The first floor accommodation comprises of Landing with 4 Bedrooms, Ensuite to Master and Family Bathroom. outside the property has Off Road Parking and A Fully Enclosed Rear Garde



Entrance Hall

Cloakroom

Toilet, sink, extractor and ceiling light.

Lounge

16' 11" x 11' 11" (5.16m x 3.63m)

UPVC Double glazed window, radiator, ceiling light, power sockets, ceiling light and lvt flooring.

Kitchen

20' 3" x 9' 7" (6.17m x 2.92m)

UPVC Double glazed window, inset spotlights, tiled splash backs, eye and base level units with worktop over, sink drainer, integrated dishwasher, fridge freezer, microwave and oven with electric hob and extractor over, radiator and under floor heating and tiled flooring.

Utility Room

UPVC Double glazed door leading to the rear garden, integrated washer/dryer. internal door leads to garage.

Bedroom One

11' 8" x 10' 10" (3.56m x 3.30m)

UPVC Double glazed window to the front aspect, ceiling light, power sockets, radiator, built in wardrobes and carpet flooring.

En Suite

UPVC Double glazed obscure window, toilet, sink vanity unit, stainless steel heated towel rail, shower unit with tiled splash back, inset spotlights.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

UPVC Double glazed windows to the rear, ceiling light, radiator, power sockets and carpet flooring.

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

UPVC Double glazed window to the front aspect, radiator, power sockets and carpet flooring.

Bedroom Four

8' 6" x 7' 8" (2.59m x 2.34m)

UPVC Double glazed window to the rear, power sockets, ceiling light and carpet flooring.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Three piece bathroom suite, stainless steel heated towel rail, shaving point and ceiling light.

Outside



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welcome to

Patriot Close, Spalding

- FOUR BEDROOM DETACHED HOUSE
- EN SUITE TO MAIN BEDROOM
- SINGLE GARAGE & PARKING
- EPC - D
- INTEGRATED KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



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Property Ref:
SDG112994 - 0003

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Please note the marker reflects the postcode not the actual property



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