



**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.

### **Utliity 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**



***view this property online*** [williamhbrown.co.uk/Property/SDG112994](http://williamhbrown.co.uk/Property/SDG112994)



**welcome to**

## **Patriot Close, Spalding**

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG112994](https://williamhbrown.co.uk/Property/SDG112994)



Property Ref:  
SDG112994 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**