



Clover Way, Spalding PE11 3GD

welcome to

Clover Way, Spalding

Three double bedroom detached bungalow, SOUGHT AFTER RESIDENTIAL AREA & AVAILABLE WITH NO CHAIN. Lounge, breakfast kitchen & utility. FAMILY BATHROOM WITH FOUR PIECE SUITE & EN-SUITE SHOWER ROOM TO MASTER. Off road parking, SINGLE GARAGE & low maintenance rear garden



Entrance Hall

Having laminate flooring.

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)

Kitchen

14' 6" x 9' 4" (4.42m x 2.84m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Integrated electric oven, grill, four ring gas hob, stainless steel extractor and fridge. Space for a dish washer. Tiled flooring.

Utility Room

5' 3" x 5' 10" (1.60m x 1.78m)

Having a single bowl stainless steel sink. Space for a washing machine. Tiled flooring. Extractor. Door leading to the rear garden.

Bedroom One

11' 3" x 12' 4" (3.43m x 3.76m)

Having laminate flooring.

Ensuite

3' 10" x 8' 10" (1.17m x 2.69m)

Comprising of a W/C. Inset sink. Double shower cubicle with thermostatic shower. Integrated heated towel rail, shaving point, extractor fan.

Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

Having loft access

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

6' 6" x 8' 10" (1.98m x 2.69m)

Comprising of a W/C. Pedestal sink. Bath. Shower cubicle with thermostatic shower. Integrated heated towel rail, extractor fan, shaving point.

Exterior

Front: graveled drive for approximately two cars. Side gate to the rear (on both sides).

Rear: enclosed fenced. Low maintenance with gravel

shrubs borders to the side and rear. Patio area.

Outside tap.

Garage

17' 3" x 8' 8" (5.26m x 2.64m)

Having a up and over door. Power and lighting. Wall mounted Boiler



view this property online williamhbrown.co.uk/Property/SDG113080



welcome to

Clover Way, Spalding

- THREE DOUBLE BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- LOUNGE, BREAKFAST KITCHEN & UTILITY
- FAMILY BATHROOM WITH FOUR PIECE SUITE & EN-SUITE SHOWER ROOM TO MASTER
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113080



Property Ref:
SDG113080 - 0004

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



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



williamhbrown.co.uk