



Pilgrims Way, Spalding PE11 1LJ

welcome to

Pilgrims Way, Spalding

**** AMPLE LIVING SPACE ** WILLIAM h BROWN ARE EXCITED TO PRESENTED THIS THREE DOUBLE BEDROOM DETACHED HOME, SITUATED WITH IN WALKING DISTANCE TO SPALDING DOWN CENTRE.**



Entrance Hall

UPVC double glazed door to the front aspect. Carpet. Access to bedroom three, downstairs bathroom and the large living room. Lights & Sockets.

Living Room

24' 1" x 11' 4" (7.34m x 3.45m)
UPVC double glazed window to the front aspect. Wood effect flooring. Access into the playroom & kitchen. Lights, sockets, radiator & TV point.

Playroom

8' 9" x 8' 4" (2.67m x 2.54m)
UPVC double glazed window to the rear aspect, Carpet. Lights, sockets & radiator.

Kitchen

10' 5" x 15' (3.17m x 4.57m)
UPVC double glazed window to the rear aspect. Lino flooring. Eye & base level cupboards. Stainless steel sink with drainer. Plumbing for washing machine/dishwasher. Lights, sockets & radiator.

Sun Room

14' 3" x 15' 11" (4.34m x 4.85m)
UPVC double glazed windows to the rear aspect with french doors leading onto the garden. Wood effect flooring, Access into the garage. Lights, radiator, sockets & TV point.

Bedroom Three

6' 5" x 9' 10" (1.96m x 3.00m)
UPVC double glazed window to the side aspect. Carpet. Lights, sockets & radiator.

Downstairs Bathroom

5' 4" x 6' 3" (1.63m x 1.91m)
UPVC frosted glass to the side aspect. Laminate flooring. Three piece bathroom suite with shower over bath. Extractor, lights, sockets & radiator.

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)
UPVC double glazed window to the front aspect. Carpet. Built in wardrobes. Radiator, lights & sockets.

Access into the en - suite.

En-Suite

6' 7" x 6' 6" (2.01m x 1.98m)
UPVC velux window to the rear aspect. Three piece bathroom suite with shower over bath. Extractor, lights & radiator.

Bedroom Two

10' 1" x 14' 7" (3.07m x 4.45m)
UPVC double glazed window to the front aspect. Carpet, lights, sockets & radiator. Access into the en-suite.

En-Suite

6' 11" x 6' 2" (2.11m x 1.88m)
UPVC double glazed velux window to the rear aspect. Lino flooring. Three piece shower suite. Lights & radiator.

Garage

Up and over garage door, lights & power. Access into the sunroom front the rear of the garage.

Exterior

To the front there is a front garden laid to lawn, ample off road parking. To the rear of the property there is a private, enclosed rear garden which is mainly laid to lawn but also has a good sized patio area.



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Pilgrims Way, Spalding

- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- AMPLE DOWNSTAIRS LIVING SPACE
- TWO EN-SUITES & FAMILY BATHROOM
- DETACHED PROPERTY

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112705 - 0008

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