









## 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.

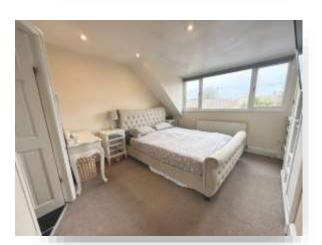












#### **Entrance Hall**

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 ensuite.

## **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









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Property Ref: SDG112705 - 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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