



Campbells Close, Spalding PE11 2UH

welcome to

Campbells Close, Spalding

Four double bedroom detached property, OUTSKIRTS OF TOWN & AVAILABLE WITH NO CHAIN. Three reception rooms, kitchen & conservatory. FAMILY BATHROOM WITH FOUR PIECE SUITE & DOWNSTAIRS WC. Ample off road parking, SINGLE GARAGE & fully enclosed gardens to the rear & side. VIEWING IS HIGHLY ADVISED!!



Entrance Hall

Having stairs leading to the first floor.

W/C

5' 8" x 6' 2" (1.73m x 1.88m)

Comprising of a W/C. Pedestal sink.

Lounge

17' x 12' 7" (5.18m x 3.84m)

Having a brick fireplace with a mounted evel fire.

Doors leading to the conservatory.

Dining Room

11' 9" x 8' 5" (3.58m x 2.57m)

Reception Room

14' 9" x 10' 10" (4.50m x 3.30m)

Kitchen

11' 10" x 15' (3.61m x 4.57m)

Comprising of wall and base units. one and a half bowl sink. Built-in cupboard with wall mounted gas boiler. Tiled flooring. Space for an electric oven, Fridge, Freezer and washing machine.

Conservatory

11' 5" x 7' (3.48m x 2.13m)

Having tiled flooring. French doors leading to the rear garden.

Landing

Comprising of built-in airing cupboard housing the hot water tank. Loft access.

Bedroom One

14' 5" x 12' 8" (4.39m x 3.86m)

Having built-in wardrobes.

Bedroom Two

18' x 10' 4" (5.49m x 3.15m)

Bedroom Three

14' 9" x 9' 11" (4.50m x 3.02m)

Bedroom Four

12' x 7' 2" (3.66m x 2.18m)

Bathroom

11' x 7' 2" (3.35m x 2.18m)

Having a W/C. Pedestal sink. Bath. Shower cubicle

with evel shower. Tiled walls.

Exterior

Front: Block paved drive for approximately 3/4 cars.

Raised brick planter. Metal shed.

Rear: Enclosed with fencing and hedging. Lawn with mature trees. Decked seating area. Timber garden shed. Metal garden shed. large patio area.

Garage

15' 11" x 8' 7" (4.85m x 2.62m)

Having up and over door. Lighting. Concrete flooring.

Agents Note

This property shares a driveway.



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welcome to

Campbells Close, Spalding

- SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED PROPERTY ON THE OUTSKIRTS OF TOWN
- THREE RECEPTION ROOMS, KITCHEN & CONSERVATORY
- FAMILY BATHROOM WITH FOUR PIECE SUITE & ADDITIONAL WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED GARDENS TO SIDE & REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113121 - 0004

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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