

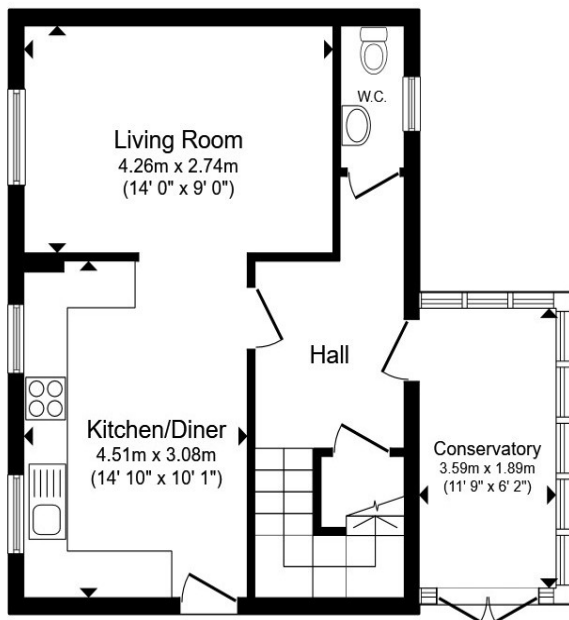


Shakespeare Way, Spalding PE11 1UZ

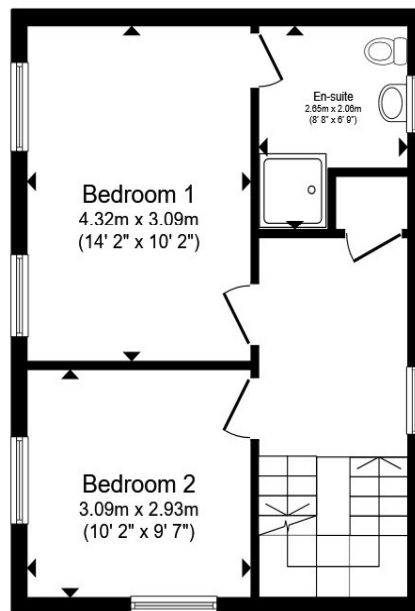
welcome to
Shakespeare Way, Spalding

Built in 2019, this four double bedroom semi-detached town house offers modern accommodation set over three floors. Having an open plan kitchen lounge area, conservatory and WC to the ground floor, the property further benefits from the master bedroom with en-suite and bedroom three to the first floor with the second floor having two further double bedrooms and a family bathroom with four piece suite. Externally there is off road parking for two cars to the rear as well as fully enclosed front and rear gardens. Viewing is highly advised!!

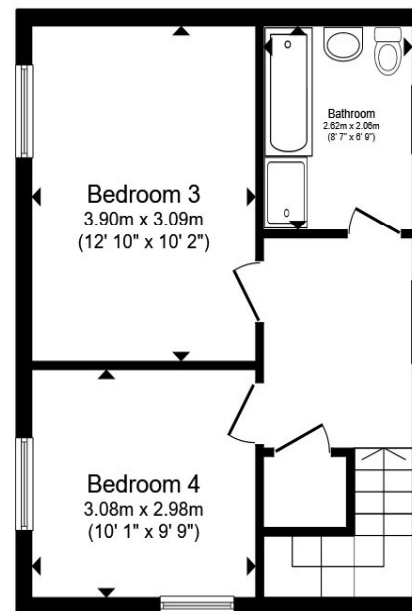




Ground Floor



First Floor



Second Floor

Total floor area 123.1 m² (1,325 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Kitchen

10' 1" x 13' 4" (3.07m x 4.06m)

Lounge

13' 11" x 9' (4.24m x 2.74m)

Inner Hall

Conservatory

6' 2" x 11' 10" (1.88m x 3.61m)

Wc

2' 11" x 6' 5" (0.89m x 1.96m)

First Floor Landing

Bedroom 1

10' 1" x 14' 3" (3.07m x 4.34m)

En-Suite

6' 10" x 7' 6" (2.08m x 2.29m)

Bedroom 4

10' 3" x 8' 5" (3.12m x 2.57m)

Second Floor Landing

Bedroom 2

10' 2" x 12' 8" (3.10m x 3.86m)

Bedroom 3

10' 2" x 9' 10" (3.10m x 3.00m)

Bathroom

6' 9" x 8' 7" (2.06m x 2.62m)

Outside

Agents Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Shakespeare Way, Spalding

- FOUR DOUBLE BEDROOM SEMI-DETACHED TOWN HOUSE
- OPEN PLAN KITCHEN & LOUNGE PLUS CONSERVATORY EXTENSION TO REAR
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B
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/SDG113591



Property Ref:
SDG113591 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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