

Spalding Common

Spalding, PE11 3AU

£165,000 - Freehold , Tax Band - A

3 2 1 C

Floor Plan



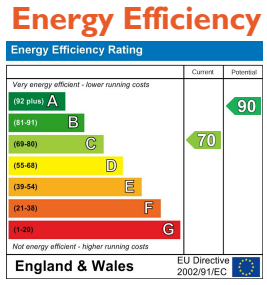
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Nestled on the outskirts of Spalding in Lincolnshire, this charming semi-detached house offers a delightful blend of modern living and comfort. The property boasts a spacious open plan kitchen and dining area, featuring sleek high gloss grey units that provide both style and functionality. Equipped with a stainless steel sink, a fitted electric oven, a gas hob, and an extractor fan, this kitchen is perfect for culinary enthusiasts and family gatherings alike.

The generous living room provides a welcoming space for relaxation and entertainment, while the convenient downstairs shower room, complete with a cubical shower, WC, and wash hand basin, adds to the practicality of the home. Ascending the stairs from the kitchen, you will find three well-proportioned bedrooms on the first floor, each offering ample space for personalisation. The family bathroom, also featuring a three-piece suite, ensures that all your needs are met.

Externally, the property is complemented by a gravel driveway at the front, providing ample off-road parking for residents and guests. The rear patio garden offers a lovely outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

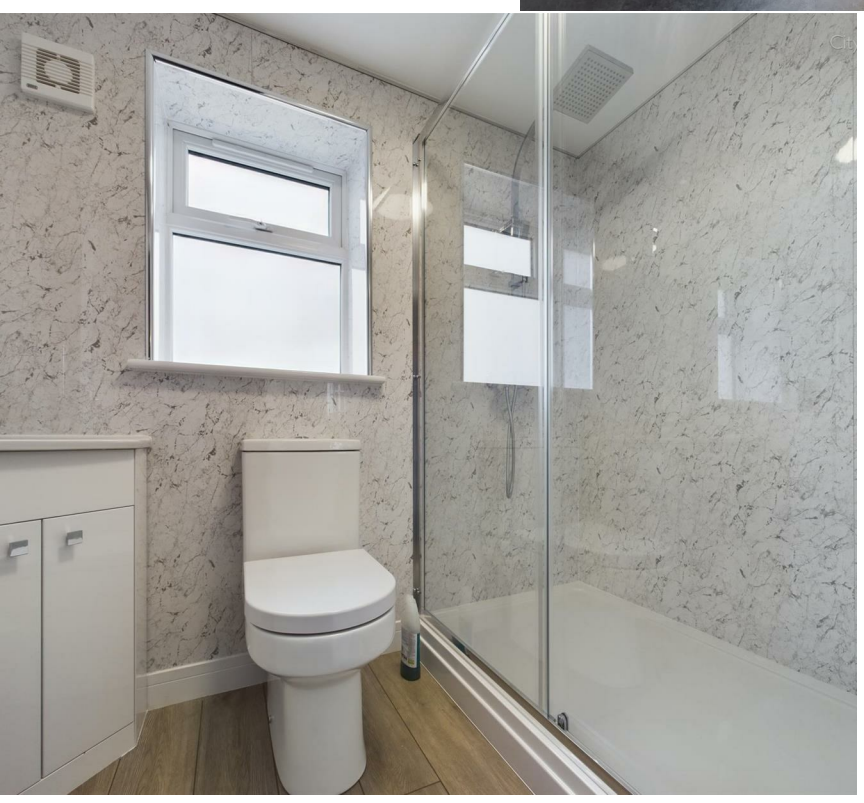
This semi-detached house is perfect for families or individuals seeking a comfortable and modern home in a peaceful location. With its excellent amenities and spacious layout, it presents a wonderful opportunity to create lasting memories in a delightful setting.













Kitchen/Dining Room
6.12m x 4.94m (20'1" x 16'2")

Shower Room
1.49m x 2.26m (4'11" x 7'5")

Living Room
3.66m x 3.79m (12'0" x 12'5")

Landing
3.63m x 2.00m (11'11" x 6'7")

Master Bedroom
3.66m x 3.79m (12'0" x 12'5")

Bathroom
2.39m x 2.00m (7'10" x 6'7")

Bedroom Two
3.66m x 2.84m (12'0" x 9'4")

Bedroom Three
2.35m x 2.21m (7'9" x 7'3")

EPC - C
70/90

Tenure: Freehold

DRAFT DETAILS WAITING VENDORS APPROVAL



