



**Cradge Bank, SPALDING PE11 3AB**

**welcome to**

**Cradge Bank, SPALDING**

Three bedroom semi-detached property, EXTENDED LIVING ACCOMMODATION & EDGE OF TOWN LOCATION. Two reception rooms & kitchen. UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM. Off road parking for two cars & SPACIOUS REAR GARDEN. An ideal first time buy!!



### **Entrance Hall**

having stairs to first floor and door to:

### **Lounge**

13' 1" x 13' 8" ( 3.99m x 4.17m )

having fireplace with gas fire (gas supply switched off)

### **Kitchen**

7' 9" x 16' 10" ( 2.36m x 5.13m )

having a range of wall and base units, work surfaces and a one and a half bowl sink. Space for electric range oven with four ring gas hob and fridge freezer. Integrated stainless steel extractor, wine rack and dishwasher. Built-in understairs cupboard and door to:

### **Sitting / Garden Room**

9' x 12' ( 2.74m x 3.66m )

having French doors to rear garden and door to:

### **Shower Room**

9' x 2' 11" ( 2.74m x 0.89m )

comprising three piece suite of WC, sink and shower cubicle with electric shower. Extractor, heated towel rail and tiled floor

### **Landing**

with loft access

### **Bedroom 1**

10' 1" x 9' 3" ( 3.07m x 2.82m )

having built-in wardrobes

### **Bedroom 2**

10' 11" x 8' 11" ( 3.33m x 2.72m )

having built-in cupboard

### **Bedroom 3**

8' x 7' 7" ( 2.44m x 2.31m )

### **Bathroom**

5' 2" x 6' 2" ( 1.57m x 1.88m )

comprising three piece suite of WC, pedestal sink and bath. Partly tiled walls and tiled floor

### **Outside**

to the front of the property there is a gravel and tarmac driveway providing off road parking for at least two vehicles. There is side access to the rear where the rear garden is fully enclosed by timber fencing, featuring a patio area, lawn with shrub and plant borders and a good sized timber garden shed



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**welcome to**

## **Cradge Bank, SPALDING**

- THREE BEDROOM SEMI-DETACHED PROPERTY ON OUTSKIRTS OF TOWN
- TWO RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112458 - 0004

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