



23 Sandstone Gardens

Spalding PE11 1QJ

Asking price £244,995

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## 23 Sandstone Gardens

Spalding PE11 1QJ

Situated in a quiet Cul De Sac location not far from Spalding's town centre and railway station, this spacious town house offers versatile accommodation for any age family. The property has gas radiator heating along with PVCu double glazing and comprises;

Entrance Hall with the stairs to the first floor Landing, Cloakroom W.C. and comfortable Lounge. The good size Kitchen Diner leads to a spacious Conservatory.

The First Floor Landing leads an Ensuite second Bedroom, two further Bedrooms and a Family Bathroom. Glass enclosed stairs lead from the Landing to a Main Bedroom Suite incorporating an good size Ensuite and Dressing Room.

Outside are gardens to the front and rear, allocated parking space and a single leased Garage positioned under a nearby Coach House.

Viewing is strongly recommended of this rarely available location and style of property is strongly recommended.

Council Tax B  
Tenure Freehold  
Estate Charges Exist.  
EPC To Follow





Entrance Hall  
Stairs to the first floor.

W.C.

Lounge  
14'2" max x 12'4" max (4.34m max x 3.78m max)  
Storage cupboard

Kitchen Diner  
11'6" max x 15'7" max (3.53m max x 4.77m max)

Conservatory  
12'1" max x 13'3" max (3.70m max x 4.04m max)  
French doors to the rear garden

First Floor Landing  
Glass screen enclosing stairs to the main  
Bedroom

Bedroom 2  
11'8" max x 9'4" (3.56 max x 2.85m)

Ensuite Shower Room

Bedroom 3  
10'7" x 7'7" min (3.24m x 2.33m min)

Bedroom 4  
11'7" x 8'10" (3.55m x 2.70m)

Family Bathroom

Main Bedroom Landing  
12'6" min x 11'6" (3.83m min x 3.51m )

Ensuite Shower Room

Dressing Room  
Two storage cupboards.

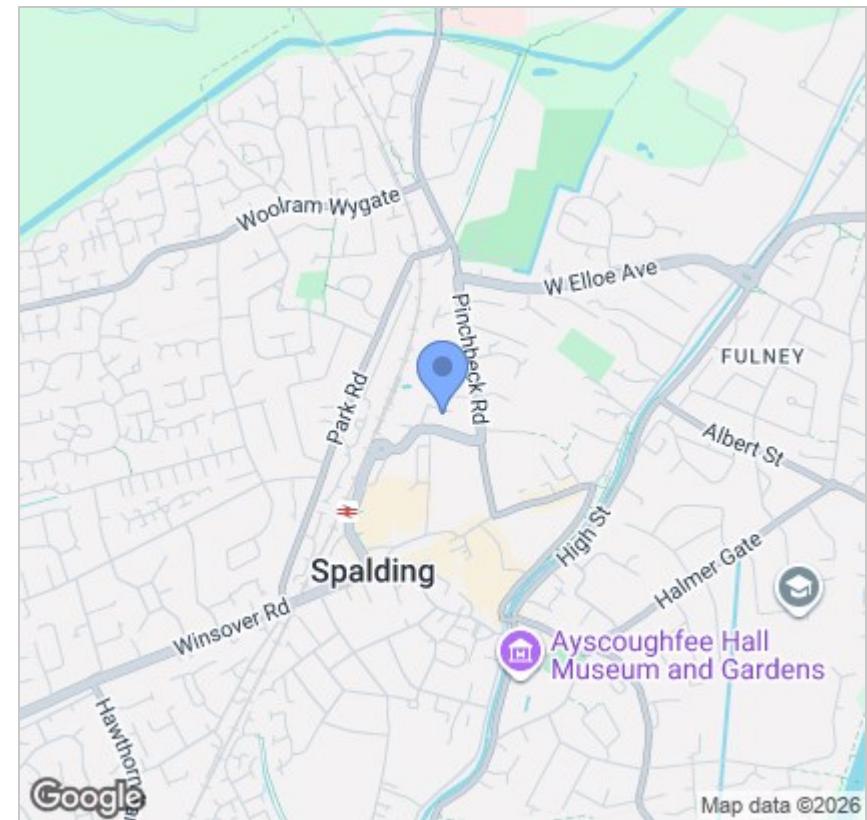
Outside  
To the front of the property is a shrub and slate chip garden with access to the front door. A side gate leads through to an easy to maintain enclosed garden.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		73	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Viewing

Please contact our Crowland Office on 01733 259995  
if you wish to arrange a viewing appointment for this property or require further information.

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