



Ladywood Road, Spalding PE11 2DA

welcome to

Ladywood Road, Spalding

**** NO ONWARD CHAIN **** A fantastic slightly extended three bedroom detached family home located in this popular and sought after residential area and within walking distance for most into the centre on Spalding



Entrance Porch

UPVC door & double glazed windows to the front aspect. Door leading into the garage.

Hallway

Wood effect flooring with access to living room & kitchen.

Living Room

15' 3" x 12' 3" (4.65m x 3.73m)

UPVC double glazed window to the front aspect. TV point & sockets. Radiator. Access into the dining room

Dining Room

11' 5" x 9' 8" (3.48m x 2.95m)

UPVC door to the rear aspect. Radiator & lights. Serving hatch into the kitchen.

Kitchen

15' 5" x 7' (4.70m x 2.13m)

UPVC double glazed window to the rear aspect. Eye & base level kitchen cupboard. Oven, hob & extractor. Sink with drainer. Access into a large pantry with plumbing for washing machine. Access into the utility room.

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

Access into cloak room and UPVC door with access to the rear garden, Radiator & lights,

Landing

UPVC double glazed window to the side aspect. Laid to carpet, access into all bedrooms and bathroom. Loft access.

Bedroom One

14' 1" x 11' (4.29m x 3.35m)

UPVC double glazed window to the front aspect. Laid to carpet. TV point, sockets & lights.

Bedroom Two

12' 9" x 11' (3.89m x 3.35m)

UPVC double glazed window to the rear aspect. Laid

to carpet. TV point, sockets & lights. Housed boiler

Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)

UPVC double glazed window to the front aspect. Laid to carpet. Sockets & lights.

Bathroom

UPVC frosted glass to the rear aspect. Three piece bathroom suit with shower over bath. radiator.

Garage

Slightly extended to the front. Up and over garage door with power. Internal access from the front porch.

Exterior

To the front there is ample off road parking and the option for more with front gravelled. Side access leading to the private, enclosed and laid to lawn garden which is of a good size.



view this property online williamhbrown.co.uk/Property/SDG112574



welcome to

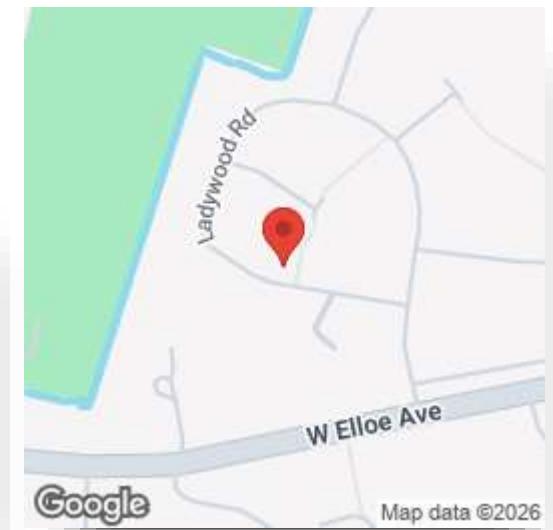
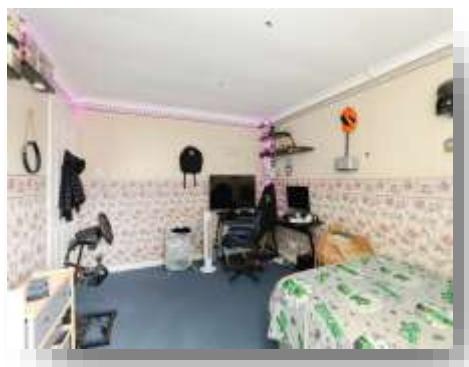
Ladywood Road, Spalding

- THREE BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£265,000



view this property online williamhbrown.co.uk/Property/SDG112574

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.



Property Ref:
SDG112574 - 0014

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