



**West Elloe Avenue, Spalding PE11 2BJ**

**welcome to**

**West Elloe Avenue, Spalding**

VIEWING ADVISED TO APPRECIATE THIS IMMACULATLY PRESENTED THREE BEDROOM DETACHED HOUSE WHICH HAS BEEN FULLY RENOVATED TO A HIGH STANDARD. With spacious accommodation with good sized rear garden, off road parking and garage. Call the team to view.



**Entrance Hall**

11' 11" x 5' 9" ( 3.63m x 1.75m )

**Cloakroom**

5' 11" x 5' 1" ( 1.80m x 1.55m )

Hand base, toilet, washing machine and dryer included.

**Kitchen**

14' x 12' 3" ( 4.27m x 3.73m )

UPVC Double glazed window & door, Howdens kitchen with sink drainer, coffee machine, plate heater, wine fridge, integrated oven & induction hob, sockets and inset led spot lighting.

**Living Room**

22' 8" x 10' 9" ( 6.91m x 3.28m )

UPVC Triple glazed bay window to the front and rear, three radiators, sockets, tv point, led lighting and wood effect flooring.

**Landing**

13' 5" x 5' 10" ( 4.09m x 1.78m )

**Shower Room**

8' 6" x 7' 9" ( 2.59m x 2.36m )

Tiled flooring, floor to ceiling tiled walls, double shower unit with rain head, sink with vanity mirror, toilet with ceiling lights and heated towel rail.

**Bedroom One**

14' 2" x 12' 1" ( 4.32m x 3.68m )

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring and built in storage.

**Bedroom Two**

10' 10" x 10' 8" ( 3.30m x 3.25m )

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring.

**Bedroom Three**

10' 9" x 10' ( 3.28m x 3.05m )

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring.

**Loft Space**

Being a partially converted lost space.

**Single Garage**

14' 11" x 9' ( 4.55m x 2.74m )

Up and over garage door, garage houses the newly fitted boiler.

**Exterior**

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welcome to

## West Elloe Avenue, Spalding

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- FULLY RENOVATED TO A HIGH SPECIFICATION THROUGHOUT
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- NEWLY FITTED BOILER
- PARTIALLY CONVERTED LOFT

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

offers in the region of  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112417 - 0017

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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.



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