



**Kimblewick Lane, Spalding PE11 3GY**

***welcome to***

**Kimblewick Lane, Spalding**

Three double bedroom executive detached bungalow, PRIVATE ROAD LOCATION & NO CHAIN. Two reception rooms, CONSERVATORY, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & additional WC. Off road parking for at least two cars, INTEGRAL DOUBLE GARAGE & fully enclosed gardens to front & side



**Entrance Hall**

having loft access, built-in cupboard and built-in airing cupboard with hot water tank

**Lounge**

14' 4" x 16' 8" ( 4.37m x 5.08m )

with Bay window to front and fireplace with inset gas fire

**Dining Room**

9' 10" x 11' 10" ( 3.00m x 3.61m )

door to:

**Conservatory**

21' 5" x 9' 5" ( 6.53m x 2.87m )

having French doors to rear garden, tiled floor and door to integral double garage

**Kitchen**

13' 4" x 16' 4" ( 4.06m x 4.98m )

having a range of wall and base units, one and a half bowl sink and wood effect surfaces. Integrated electric oven, four ring gas hob, extractor, grill, fridge and dishwasher. Space for fridge freezer, tiled floor and door to:

**Utility**

6' 1" x 11' 4" ( 1.85m x 3.45m )

with fitted wood effect surface and single bowl stainless steel sink. Space for washing machine and tumble dryer, tiled floor, door to conservatory and door to:

**Wc**

6' 2" x 4' 9" ( 1.88m x 1.45m )

comprising three piece suite of WC, sink and bidet. Heated towel rail and tiled floor

**Bedroom 1**

11' 10" x 13' 2" ( 3.61m x 4.01m )

with Bay window to front, range of fitted wardrobes and drawers and door to:

**En-Suite**

3' 10" x 8' ( 1.17m x 2.44m )

comprising three piece suite of WC, pedestal sink and double shower cubicle with thermostatic shower. Extractor, heated towel rail, shaving point and tiled walls and floor

**Bedroom 2**

11' 5" x 11' 10" ( 3.48m x 3.61m )

**Bedroom 3**

9' 5" x 9' 10" ( 2.87m x 3.00m )

**Bathroom**

8' 4" x 6' 10" ( 2.54m x 2.08m )

comprising four piece suite of WC, pedestal sink, bath and shower cubicle with thermostatic shower. Extractor, heated towel rail, shaving point and tiled walls and floor

**Outside**

to the front of the property there is an enclosed garden with a side gate leading to an additional piece of garden to the side. There is off road parking for at least two cars, an integral double garage and the plot size is deceptive in general with the property being at the end of a private drive

**Integral Double Garage**

16' 7" x 17' 6" ( 5.05m x 5.33m )

having two up and over doors, power and lighting



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**welcome to**

## **Kimblewick Lane, Spalding**

- THREE DOUBLE BEDROOM EXECUTIVE DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- KITCHEN, UTILITY, TWO RECEPTION ROOMS & CONSERVATORY
- FAMILY BATHROOM, EN-SUITE TO MASTER & ADDITIONAL WC
- OFF ROAD PARKING FOR AT LEAST TWO CARS & INTEGRAL DOUBLE GARAGE
- FULLY ENCLOSED GARDEN TO THE FRONT & SIDE

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112961 - 0003

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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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