



Bicker Road,Donington SPALDING PE11 4XR

welcome to

Bicker Road, Donington SPALDING

Three bedroom semi-detached property, MODERNISED & IMPROVED BY CURRENT VENDOR. Lounge, REFITTED KITCHEN WITH CENTRAL ISLAND & conservatory. Modern family bathroom with FOUR PIECE SUITE. Off road parking to the front & fully enclosed SUBSTANTIAL REAR GARDEN. Close to village amenities



Entrance Porch

3' 4" x 4' 2" (1.02m x 1.27m)

Having inner door to:

Entrance Hall

Stairs to first floor and door to:

Lounge

8' 8" x 14' 1" (2.64m x 4.29m)

With laminate flooring and sliding door to:

Kitchen

12' 3" x 17' 7" (3.73m x 5.36m)

Having a range of wall and base units, quartz surfaces and a one and a half bowl sink. Integrated electric oven, combi microwave oven, fridge freezer and dishwasher. Central island with 3-seater breakfast bar, quartz surface, integrated four ring induction hob and wine fridge with cupboard storage. Built-in understairs cupboard, door to bathroom and door to:

Conservatory

9' 5" x 8' 5" (2.87m x 2.57m)

Laminate flooring and French doors to:

Family Bathroom

11' 4" x 6' 2" (3.45m x 1.88m)

Comprising a four piece suite of WC, inset sink, bath and double shower cubicle with dual head thermostatic shower. Laminate floor and Mermaid panelling to walls

Landing

Loft access

Bedroom 1

9' 1" x 14' 3" (2.77m x 4.34m)

Built-in cupboard

Bedroom 2

12' 2" x 9' (3.71m x 2.74m)

Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

Outside

To the front of the property there is a driveway providing off road parking for at least one car. A shared driveway to the right hand side in turn provides side gate access to the rear garden. Fully enclosed by timber fencing, the rear garden is mature with a wide range of shrubs, plants and bushes. There is a concrete hard standing area with greenhouse, a raised decking area with hot tub and a further raised decking area used for seating outside the conservatory. There is also a brick-built store housing a wall mounted oil boiler

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Bicker Road, Donington SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH SUBSTANTIAL PLOT
- LOUNGE, REFITTED KITCHEN & CONSERVATORY
- REFITTED FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING TO THE FRONT
- FULLY ENCLOSED MATURE REAR GARDEN

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

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113485 - 0006

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.

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