



Greenrigg Gardens, Spalding PE11 2BP

welcome to

Greenrigg Gardens, Spalding

VIEWING ADVISED TO APPRECIATE THIS IMMACULATELY PRESENTED FOUR BEDROOM DETACHED PROPERTY WITH IN WALKING DISTANCE OF SPALDING TOWN CENTRE! CALL NOW TO ARRANGE YOUR VIEWING ON 01775 711 711!



Entrance Hall

16' 2" x 7' 3" (4.93m x 2.21m)

UPVC obscured double glazed window to the front, stairs leading off to the first floor accommodation, understairs storage, radiator, power points, skimmed ceiling.

Living Room

15' 9" x 12' 8" (4.80m x 3.86m)

UPVC double glazed window to the front and to the side, multi-fuel burner, power points, telephone point, TV point, lowered ceiling with inset lighting

Open Plan Kitchen/Dining Room

18' 8" x 9' 10" (5.69m x 3.00m)

UPVC double glazed window to the rear and to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric double oven and grill with a four burner electric hob with an extractor hood over, space and point for an American fridge freezer, space and plumbing for a dishwasher, tiled splash backs, tiled floor, skimmed ceiling with inset spotlights, TV point.

Triple Aspect Garden Room

13' 2" x 9' 3" (4.01m x 2.82m)

UPVC double glazed windows to both sides and to the rear, UPVC double glazed French doors to the rear garden, tiled floor, radiator, power points, skimmed ceiling with inset spotlights.

Utility Room

8' 1" x 13' 3" (2.46m x 4.04m)

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a tumble dryer, tiled splash backs, tiled floor, skimmed ceiling with inset spotlights, radiator, power points.

Downstairs Shower Room

8' 2" x 6' 9" (2.49m x 2.06m)

UPVC obscured double glazed window to the side,

fully tiled shower cubicle with a built-in mixer shower over on a sliding adjustable rail, W.C., with a push button flush, pedestal washbasin with a mixer tap over, tiled splash backs, base and eye level units with storage space, skimmed ceiling with inset spotlights, tiled floor, extractor fan, wall mounted heated towel rail, cupboard housing the wall mounted boiler.

Bedroom Four

12' 2" x 8' 3" (3.71m x 2.51m)

UPVC double glazed window to the front and side, radiator, power points, skimmed ceiling with inset spotlights, fuse box.

Landing

7' 3" x 7' 6" (2.21m x 2.29m)

UPVC double glazed window to the side, skimmed ceiling, power points, loft hatch.

Family Bathroom

5' 5" x 7' 3" (1.65m x 2.21m)

UPVC obscured double glazed window to the rear, 'P' shaped Spa bath with multi-jets and a mixer tap over with a hand held shower over, pedestal washbasin with a mixer tap over, tiled splash backs, W.C. with a push button flush, tiled floor, skimmed ceiling with inset spotlights, wall mounted heated towel rail.

Bedroom One

11' 11" x 11' (3.63m x 3.35m)

UPVC double glazed window to the front, radiator, power points, skimmed ceiling, LED track lighting above the bed, built-in wardrobe.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

UPVC double glazed window to the front, radiator, power points, built-in cupboard, TV point, skimmed ceiling.

Office/Games Room

22' x 17' (6.71m x 5.18m)

Two UPVC double glazed windows to the front, UPVC double glazed door to the front, radiator, power points, wall lights, separate fuse box, exposed beams, inset spotlights.

Exterior

The front of the property has a driveway with off-road parking for two vehicles, with a laid to lawn area with well established flower and shrub borders and is enclosed by panel fencing. The property benefits from having side gated access to both sides of the dwelling, with the pedestrian access to the right of the property having a side garden which leads to the rear garden, being predominately laid to lawn with a patio seating area spanning across the rear of the property and is enclosed by panel fencing. Additionally there is a courtesy light and an outside tap and a shed. Towards the rear of the garden the Home Office/Games Room can be located.



view this property online williamhbrown.co.uk/Property/SDG112413



welcome to

Greenrigg Gardens, Spalding

- EXTENDED FOUR BEDROOM HOUSE
- LARGE PRIVATE REAR GARDEN
- EXTENDED TRIPLE ASPECT GARDEN ROOM
- UPSTAIRS & DOWNSTAIRS SHOWER ROOMS
- HOME OFFICE/GAMES ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£299,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112413



Property Ref:
SDG112413 - 0011

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