



**Spring Gardens, Spalding PE11 2XL**

**welcome to**

**Spring Gardens, Spalding**

Two double bedroom detached property, WALKING DISTANCE TO AMENITIES & AVAILABLE WITH NO CHAIN. Two open plan reception rooms & kitchen. FAMILY BATHROOM WITH THREE PIECE SUITE. Fully enclosed low maintenance courtyard style garden



### **Entrance Hall**

Double glazed door to the front aspect leads into the property

### **Lounge**

12' 2" x 11' 10" ( 3.71m x 3.61m )

Carpeted flooring, radiator, double glazed window to the front aspect. Opening into the dining Area.

### **Dining Area**

11' 2" x 10' 4" ( 3.40m x 3.15m )

Carpeted flooring, radiator. Double glazed window to the rear aspect.

### **Kitchen**

8' 7" x 7' 11" ( 2.62m x 2.41m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink/drain, electric oven with gas hob and extractor fan over, space for fridge/freezer, radiator. Double glazed window to the side aspect. Door to the side.

### **Landing**

Carpeted flooring and loft access

### **Bedroom One**

11' 4" x 12' 2" ( 3.45m x 3.71m )

### **Bedroom Two**

10' 4" x 11' 3" ( 3.15m x 3.43m )

Carpeted flooring and radiator. Double glazed windows to the front aspect.

### **Bathroom**

9' 3" x 4' 7" ( 2.82m x 1.40m )

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, laminate flooring, radiator. Double glazed window to the front aspect.

### **Exterior**

On-road parking

Rear Garden:

Enclosed low maintenance courtyard offering ample outdoor dining space ideal for entertaining.

### **Agents Note**

This sale is in association with Rapid Sale.



**view this property online** [williamhbrown.co.uk/Property/SDG113137](http://williamhbrown.co.uk/Property/SDG113137)



welcome to

## Spring Gardens, Spalding

- TWO BEDROOM DETACHED HOUSE
- TWO OPEN PLAN RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- LOW MAINTENANCE REAR GARDEN
- WALKING DITANCE TO TOWN CENTRE & RANGE OF AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG113137](https://www.williamhbrown.co.uk/Property/SDG113137)



Property Ref:  
SDG113137 - 0003

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](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**