



Fen End Lane, Spalding PE12 6AD

welcome to

Fen End Lane, Spalding

* SEMI-RURAL POSITION * Spacious three bedroom detached bungalow with lounge, kitchen, utility & rear conservatory. Family shower room & ADDITIONAL WC. Ample off road parking, EV charging point, SINGLE GARAGE & WELL MAINTAINED FRONT & REAR GARDENS. Viewing is highly advised.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Laminate flooring, loft access, built in airing cupboard.

Cloakroom

7' 9" x 2' 10" (2.36m x 0.86m)
Wash hand basin and W/C.

Lounge

17' 8" x 12' 3" (5.38m x 3.73m)
Feature fireplace with inset multi-fuel burner.

Double glazed sliding doors leading into:
Conservatory

Kitchen

11' 6" x 12' 9" (3.51m x 3.89m)
Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, stainless steel sink/drainage, integrated electric oven with four ring gas hob and stainless steel extractor fan, fitted water softener, tiled flooring.

Double glazed window

Utility Room

Fitted units with worksurfaces over, space for washing machine, tumble dryer, dishwasher and fridge/freezer.

Conservatory

13' 11" x 12' 5" (4.24m x 3.78m)
Laminate flooring, ceiling light with fan and electric heaters.

French doors leading into rear garden

Bedroom One

13' 6" x 11' 9" (4.11m x 3.58m)

Dressing Room

4' 1" x 8' 1" (1.24m x 2.46m)
Fitted shelving, hanging rail

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Shower Room

8' 4" x 7' 2" (2.54m x 2.18m)
Three piece suite comprising of a shower cubicle with dual head thermostat shower, wash hand basin and W.C. Partly tiled, extractor fan.

Double glazed window

Exterior

Driveway allowing for space for three vehicles, fitted EV charger, solar panels on front and rear roof, outside power points, gated access to both sides of the property, laid to lawn garden with a multitude of shrubs and plants.

Rear Garden:

Enclosed laid to lawn rear garden comprising of a log store, a timber built aviary.

Internal Garage

16' 2" x 9' 6" (4.93m x 2.90m)

Agent Note

There has been a local planning application made for the Land North Of B1173 Barrier Bank And West Of A16 Spalding (Lincs Gateway) Spalding adjacent to the property reference: H16-0521-23



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welcome to

Fen End Lane, Spalding

- GOOD SIZED THREE BEDROOM DETACHED BUNGALOW
- LOUNGE, REAR CONSERVATORY, KITCHEN & UTILITY
- SHOWER ROOM & SEPARATE WC
- OFF ROAD PARKING, EV CHARGING POINT & GARAGE
- MATURE FRONT & REAR GARDENS

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

offers in the region of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112785 - 0008

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