



Amsterdam Gardens, Spalding PE11 3HY

welcome to

Amsterdam Gardens, Spalding

Three bedroom detached property, SOUGHT AFTER LOCATION & PRIVATE PLOT. Three reception rooms, CONSERVATORY EXTENSION, kitchen & utility. Family bathroom & DOWNSTAIRS SHOWER ROOM. Ample off road parking & fully enclosed rear garden. AVAILABLE WITH NO CHAIN



Entrance Porch

2' 1" x 6' 4" (0.64m x 1.93m)

Having tiled flooring. Door leading into the hall.

Entrance Hall

Comprising of stairs to the first floor.

Shower Room

7' 8" x 8' 7" (2.34m x 2.62m)

Having a W/C. Pedestal sink. Double shower cubicle. Electric shower. Extractor. Heated towel rail. Fully tiled walls and floor.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Comprising of a feature fireplace with gas fire.

Dining Room

9' 3" x 8' 1" (2.82m x 2.46m)

Having tiled flooring.

Office/ Living Room

11' 11" x 8' 7" (3.63m x 2.62m)

Kitchen

9' 3" x 9' 8" (2.82m x 2.95m)

Having wall and base units. One and a half bowl ceramic sink. Tiled flooring. Arch leading to the dining room. Integrated electric oven, four ring induction hob, extractor. Space for a fridge.

Utility Room

6' x 8' 8" (1.83m x 2.64m)

Having wall units. Space for a washer/ dryer, freezer, dish washer. Tiled flooring. Wall mounted gas boiler. Built-in storage cupboards. Door leading to the garden.

Conservatory

8' 4" x 10' 7" (2.54m x 3.23m)

Comprising of tiled flooring. French doors to the garden.

Landing

Having loft access.

Bedroom One

15' x 10' (4.57m x 3.05m)

Bedroom Two

9' 2" x 10' (2.79m x 3.05m)

Bedroom Three

11' 5" x 7' 10" (3.48m x 2.39m)

Comprising of Laminate flooring. Built-in airing cupboard housing the hot water tank.

Bathroom

5' 9" x 7' 9" (1.75m x 2.36m)

Having a W/C. Pedestal sink. Jacuzzi Bath with shower attachment. Heated towel rail. Fully tiled walls.

Exterior

Front: have a block paved driveway for approximately 3/4 cars. Side gate access to rear.

Rear: Enclosed garden by fencing. Lawn with boarders to the side and rear. Large 'L' shaped patio seating area. Additional paved seating area to rear.

Garden Shed

12' 2" x 6' 1" (3.71m x 1.85m)

Timber garden shed with power and lighting. Sockets.



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Amsterdam Gardens, Spalding

- THREE BEDROOM DETACHED PROPERTY IN QUIET & SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS, CONSERVATORY, KITCHEN & UTILITY
- FAMILY BATHROOM WITH THREE PIECE SUITE & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & FULLY ENCLOSED REAR GARDEN
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£282,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113302 - 0002

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