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1 Monks Walk, Spalding, Lincolnshire, PE11 3LG

£264,000 Freehold

- Prime Location
- Three Bedrooms
- Gas Central Heating
- Large Rear Garden
- Must be Viewed to Appreciate

Well presented three bedroom detached house situated in prime location on the edge of town with accommodation comprising of entrance hallway, lounge/diner, kitchen/breakfast room, utility room, cloakroom, three bedrooms, family shower room. Front and rear gardens, integral garage - Must view to appreciate.

Open canopy porch to the front elevation with lighting leading to a UPVC obscured double glazed door with matching obscured UPVC double glazed panels to both side elevations leading into:

ENTRANCE HALLWAY 6' 11" x 15' 3" (2.12m x 4.65m) With coved and textured ceiling with centre light point, radiator with cover, BT point, central heating thermostat, staircase leading to first floor galleried landing.

LOUNGE/DINER 12' 0" x 17' 6" (3.66m x 5.35m) With Georgian effect UPVC double glazed bay window to the front elevation, coved and textured ceiling with centre light point, double radiator, TV point, squared archway leading into dining area:

DINING AREA 9' 8" x 12' 1" (2.97m x 3.70m) With UPVC double glazed window to the rear elevation, coved and textured ceiling with centre light point, fitted radiator.

KITCHEN/BREAKFAST ROOM 9' 2" x 12' 2" (2.80m x 3.72m) With UPVC double glazed window to the rear elevation, coved and textured ceiling with centre light point, double radiator, fitted with a wide range of base and eye level units with preparation surfaces over tiled splashbacks, inset stainless steel sink with mixer tap, space for cooker (electric or gas), understairs storage cupboard off with coat rail, pantry with shelving and lighting. Door off kitchen leading into:

INNER HALLWAY Obscure UPVC double glazed door to side elevation, skimmed ceiling with centre light point and fitted radiator, door leading into:

CLOAKROOM Obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, part tiled walls, fitted with a two piece suite comprising of low level WC and wash hand basin with taps.

UTILITY ROOM 4' 11" x 8' 7" (1.50m x 2.64m) With UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, part tiled walls, plumbing and space for washing machine, space for fridge/freezer/tumble dryer.

FIRST FLOOR GALLERIED LANDING UPVC double glazed window to the side elevation, coved and textured ceiling with centre light point, loft access, storage cupboard off with slatted shelving and radiator.

MASTER BEDROOM 11' 4" x 14' 8" (3.47m x 4.49m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, radiator.

BEDROOM 2 11' 4" x 12' 2" (3.47m x 3.71m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, radiator, USB point

BEDROOM 3 UPVC double glazed window to the front elevation, coved and skimmed ceiling with centre light point, radiator.

FAMILY SHOWER ROOM 5' 7" x 7' 7" (1.71m x 2.32m) Newly fitted shower room with obscure UPVC double glazed window to the rear elevation, skimmed ceiling with inset lighting, extractor fan, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, mirror, double walk in shower enclosure with fitted rainfall shower and further shower attachment tap, stainless steel heated towel rail.

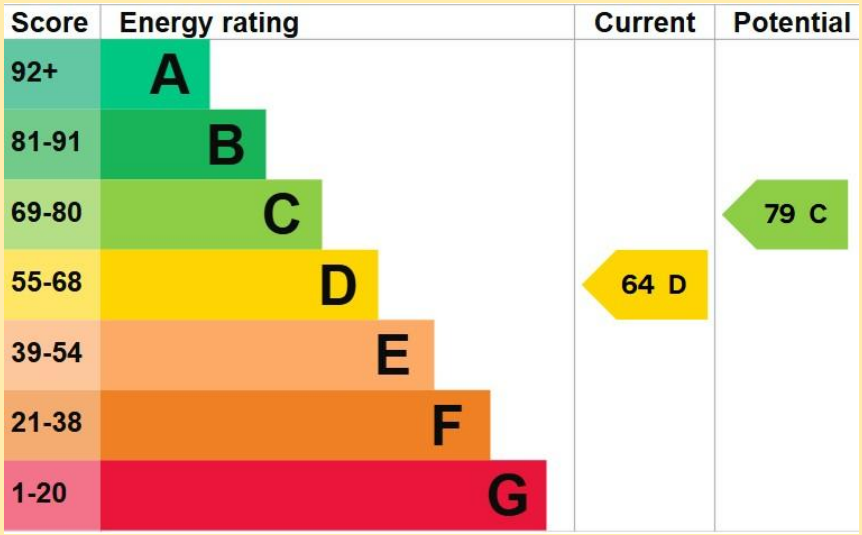
INTEGRAL GARAGE 8' 10" x 17' 2" (2.70m x 5.24m) With up and over door, skimmed ceiling, centre light point, loft access into further storage area, power points, electric consumer unit, wall mounted gas combination boiler.

To the left of the property are paved pathways and outdoor tap leading into rear garden with extensive patio area, wooden summer house, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders with fenced boundaries to both sides and the rear.

DIRECTIONS From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road and proceed to the Monks House traffic lights turning right at the crossroad into Monks House Lane. Proceed to roundabout taking a right hand turn into Meadway then a right hand turn into Monks Walk where the property is located on the left hand side.

Total floor area 123.7 sq.m. (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: 17802
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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