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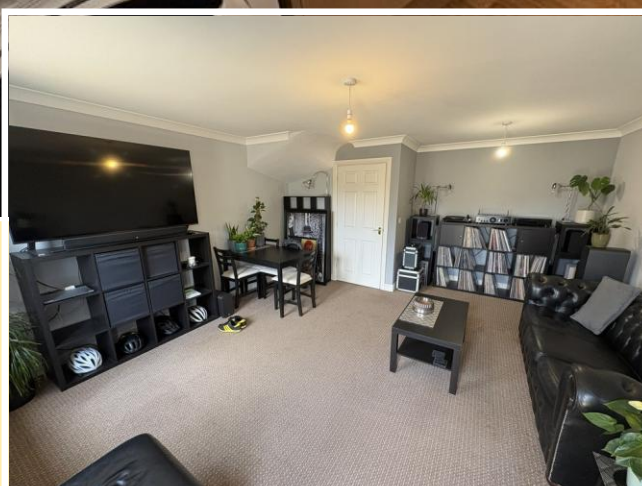
16 Railway Close, Spalding PE11 1RF

£179,950 Freehold

- No Chain
- 3 Bedrooms
- En-Suite, Bathroom and a Cloakroom
- Allocated Parking
- Viewing Recommended

Modern 3 bedroom semi-detached house in central town location with allocated parking and enclosed rear garden. UPVC windows, gas central heating, en-suite to the master bedroom plus family bathroom. Ideal for first time buyers or investors.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Part glazed wooden front entrance door to:

RECEPTION HALL 13' 10" x 3' 3" (4.23m x 1.00m)
Smoke alarm, understairs cupboard, staircase off.

CLOAKROOM 5' 9" x 3' 2" (1.77m x 0.97m) Low level WC, wash hand basin, obscure glazed front window, radiator.

KITCHEN 10' 4" x 8' 5" (3.17m x 2.57m) UPVC front window, range of fitted base cupboards and drawers, worktops, wall cupboards, Glow Worm gas fired central heating boiler, electric oven and hob, cooker hood, plumbing and space for washing machine, integrated fridge freezer, strip light, coved cornice.



LOUNGE DINER 15' 3" x 16' 9" (4.66m x 5.11m) maximum Coved cornice, 2 ceiling lights, radiator, UPVC rear window, UPVC French doors to the rear elevation.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING Loft hatch, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1 11' 11" x 9' 2" (3.65m x 2.81m) UPVC window to the front elevation, radiator, coved and textured ceiling, recessed double wardrobe.

EN-SUITE SHOWER ROOM 5' 10" x 6' 1" (1.79m x 1.87m) Radiator, shower cabinet, low level WC, wash hand basin, store cupboard, obscure glazed window to the front elevation.

BEDROOM 2 8' 1" x 8' 7" (2.47m x 2.64m) plus door recess. UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 3 10' 5" x 6' 2" (3.20m x 1.90m) UPVC window to the rear elevation, radiator, ceiling light.

BATHROOM 6' 2" x 6' 11" (1.89m x 2.12m) Panelled bath, wash hand basin, low level WC, radiator, ceiling light, extractor fan.

EXTERIOR Allocated marked parking space.

Gated access round to:

ENCLOSED REAR GARDEN Gravelled area, patio and timber shed. Fully fenced.

DIRECTIONS From the Agents Offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight over two sets of traffic lights, turning left into Park Road and then immediately left into Railway Close where upon the property is situated on the right hand side.

AMENITIES The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX BAND B

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: S12072

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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