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1 Saxon Close, Spalding PE12 6AY

£234,995 Freehold

- 3 Bedrooms
- Popular Location
- Single Garage, Off-Road Parking
- Gas Central Heating
- No Chain

Spacious 3 bedroomed detached bungalow situated on the edge of town location with accommodation comprising entrance hallway, lounge, kitchen diner, bathroom with four piece suite and 3 bedrooms. Multiple off-road parking, single garage, enclosed rear gardens.

ACCOMMODATION To the side of the property an open porch with obscured UPVC leaded double glazed door leading into:

ENTRANCE HALLWAY 9' 11" x 13' 6" (3.04m x 4.12m) Coved and textured ceiling, 2 centre light points, smoke alarm, radiator with cover, central heating thermostat, storage cupboard housing hot water cylinder with slatted shelving, further storage cupboard with hanging. Door into:

BEDROOM 3 8' 5" x 8' 11" (2.57m x 2.72m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a door leads into:

BEDROOM 2 8' 6" x 9' 0" (2.60m x 2.76m) UPVC double glazed window to the front elevation, coved and textured

ceiling, centre light point, radiator, fitted four door wardrobes with hanging rail and shelving.

From the Entrance Hallway a door leads into:

BEDROOM 1 11' 2" x 11' 9" (3.42m x 3.59m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, telephone point, 2 double wardrobes, central wardrobe with 3 drawer unit, chest of drawers.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM 8' 0" x 11' 4" (2.46m x 3.46m) 2 obscured UPVC double glazed windows to the side elevation, coved and textured ceiling, 2 centre light points, radiator, wall heater, medicine cabinet, fitted with a four piece suite comprising low level WC, bidet, sink fitted into vanity unit with taps and storage below, shower cubicle with fitted Triton power shower. Access to loft space.

From the Entrance Hallway a door leads into:

LOUNGE 15' 8" x 14' 4" (4.78m x 4.39m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, TV point, telephone point, feature marble fireplace with coal effect electric fire, door to:

KITCHEN DINING ROOM 8' 9" x 18' 3" (2.68m x 5.58m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, 2 centre light points, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated Hotpoint electric eye level double fan assisted oven, integrated gas stainless steel hob with extractor hood over, inset stainless steel one and a quarter bowl sink with mixer tap, wall mounted Glow Worm space saver gas boiler.

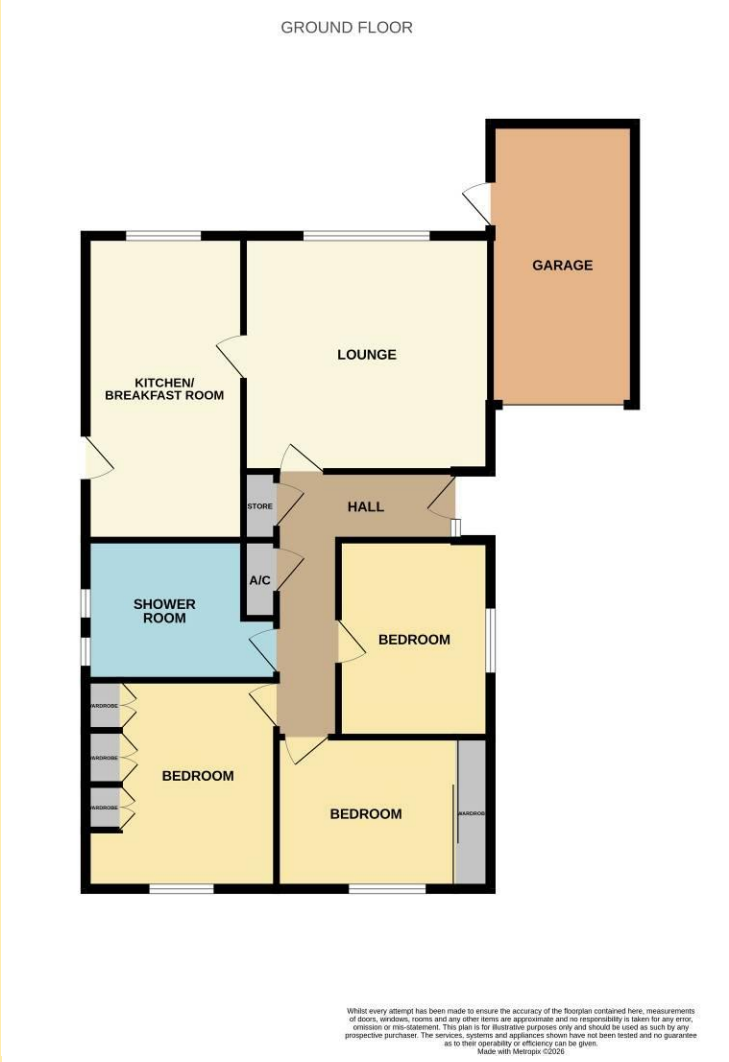
EXTERIOR Gravelled garden to the front with a wide range of mature shrub and tree borders. Wooden gate to the side elevation. To the other side there is an extensive gravelled driveway providing multiple off-road parking leading to:

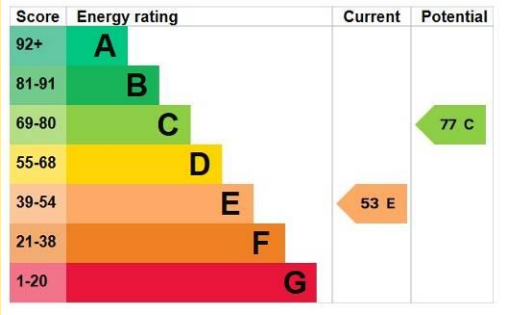
ATTACHED GARAGE 8' 6" x 17' 7" (2.61m x 5.37m) Outdoor lighting, up and over door, UPVC double glazed window to the rear elevation, power and lighting, electric consumer unit board, wooden side access door leading into rear garden.

REAR GARDEN Lighting, cold water tap, extensive patio, laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed.

DIRECTIONS From the High Bridge in the centre of town, proceed into Church Street, then take the second right hand turning into Stonegate. Proceed straight on passing the Matmore Gate crossroads continuing into Clay Lake and then taking a left hand turning into Pecks Drove, first left into Viking Way and then left at the 'T' junction into Saxon Close, follow the road down to the bottom where the property is situated right at the end of the cul-de-sac on the right hand side.

AMENITIES Local Tesco Convenience Store within easy walking distance along with local primary and secondary schools. The town centre is around one mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





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: S11952
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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