



Solent Drive, Spalding PE11 3BF

welcome to

Solent Drive, Spalding

**** VIEWING STRONGLY ADVISED TO APPRECIATE THIS IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE **** Situated in the popular location of wygate park area of Spalding. This property offers a private driveway with single garage.



Entrance Hallway

12' 9" x 6' 8" (3.89m x 2.03m)

Wooden door to the front aspect. Laminate flooring throughout. Access into all rooms.

Living Room

16' 11" x 11' 6" (5.16m x 3.51m)

UPVC double glazed window to the front aspect. Access into the dining room. TV point, Radiator. Carpet, TV aerial sockets.

Dining Room

11' 8" x 10' 1" (3.56m x 3.07m)

UPVC french doors leading to the rear garden. Laminate flooring. Sockets & radiator.

Kitchen/Breakfast Room

15' 6" x 14' 1" (4.72m x 4.29m)

UPVC french doors leading into the rear garden. Eye and base level cupboards. Oven with hob & extractor. Built in appliances. Sink with drainer. UPVC double glazed window to the rear aspect. Access into the utility room TV aerial sockets.

Utility Room

6' 11" x 5' 8" (2.11m x 1.73m)

UPVC double glazed window to the side aspect. Sink with drainer. Eye & Base level cupboards, radiator & lights. Integrated washing machine, space for tumble dryer.

Wc

Laminate flooring. Toilet & vanity unit

Study

7' 2" x 6' 10" (2.18m x 2.08m)

UPVC double glazed window to the front aspect. Laminate effect flooring. Radiator, lights & sockets. TV aerial sockets.

Bedroom One

14' 10" x 11' 9" (4.52m x 3.58m)

UPVC Double glazed window to the front aspect. Carpet. Sockets, lights & radiator. Access into the en-suite. TV aerial sockets.

En-Suite

UPVC frosted window. vinyl flooring. three piece suite with double shower, sink & WC

Bedroom Two

13' 10" x 9' 8" (4.22m x 2.95m)

UPVC double glazed window. Carpet. Lights & sockets. TV aerial sockets.

Bedroom Three

13' 10" x 9' 11" (4.22m x 3.02m)

UPVC double glazed window. Carpet. Lights & sockets. TV aerial sockets.

Bedroom Four

11' 9" x 9' 11" (3.58m x 3.02m)

UPVC double glazed window. Carpet. Lights & sockets. TV aerial sockets.

Family Bathroom

UPVC double glazed frosted window. vinyl flooring. Three Piece bathroom suite.

Garage

17' 4" x 8' 8" (5.28m x 2.64m)

Up and over door. Power & lights. Side door into the rear garden.

Exterior

Front: Driveway for multiple cars. garage with access into the rear garden.

Rear: The rear garden is mainly laid to lawn but is enclosed and private.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Solent Drive, Spalding

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- DRIVEWAY & SINGLE GARAGE
- ENSUITE TO MAIN BEDROOM
- DOWNSTAIRS W/C & UTILITY ROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113399 - 0004

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