



**Lincoln Way, Spalding PE11 1PF**

**welcome to**

**Lincoln Way, Spalding**

Three double bedroom chalet style property, DECEPTIVELY SPACIOUS & IN A SOUGHT AFTER AREA. Two reception rooms, kitchen & utility. FAMILY BATHROOM & DOWNSTAIRS WC. Off road parking, SINGLE GARAGE & fully enclosed rear garden. WALKING DISTANCE TO LOCAL PRIMARY SCHOOL & CLOSE TO AMENITIES



### **Entrance Hall**

Having stairs with a cupboard beneath. Laminate flooring.

### **W/C**

6' 6" x 6' 1" ( 1.98m x 1.85m )

Comprising of a W/C. Inset sink. Shower cubicle with thermostatic shower. Fully tiled walls and flooring. Extractor.

### **Lounge**

21' 7" x 11' 11" ( 6.58m x 3.63m )

Having tiled flooring. Fitted gas fire. Sliding UPVC door to the garden. Tiled floor with electric under floor heating.

### **Dining Room**

9' 10" x 8' 11" ( 3.00m x 2.72m )

Comprising of laminate flooring.

### **Kitchen**

12' 7" x 6' 2" ( 3.84m x 1.88m )

Having wall and base units. single bowl sink. Integrated electric oven, grill, four ring induction hob, extractor. Space for a dishwasher.

### **Utility Room**

9' 9" x 6' 2" ( 2.97m x 1.88m )

Comprising of space for a washing machine and dishwasher.

### **Landing**

Having a built-in airing cupboard housing the hot water tank.

### **Bedroom One**

15' 10" x 11' 4" ( 4.83m x 3.45m )

Comprising of laminate flooring. Built-in wardrobe with access to eaves.

### **Bedroom Two**

15' 9" x 10' 10" ( 4.80m x 3.30m )

Having laminate flooring. Built-in storage cupboard.

### **Bedroom Three**

9' 5" x 11' 5" ( 2.87m x 3.48m )

Having laminate flooring.

### **Bathroom**

5' 9" x 6' 8" ( 1.75m x 2.03m )

Comprising of a W/C. Inset sink. Bath with shower attachment. Heated towel rail.

### **Exterior**

Front: Enclosed by fencing. Central lawn. Patio area. Timber summer house with electric and adjoining shed. Outside tap.

### **Garage**

16' 2" x 10' 1" ( 4.93m x 3.07m )

Having a electric up and over door. Power and lighting. Wall mounted gas boiler.



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## Lincoln Way, Spalding

- THREE DOUBLE BEDROOM DETACHED CHALET STYLE PROPERTY IN SOUGHT AFTER AREA
- TWO RECEPTION ROOMS, KITCHEN & UTILITY ROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113425 - 0002

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