



St. Annes Way, Spalding PE11 3PN

welcome to

St. Annes Way, Spalding

ESSENTIAL VIEW IMPRESSIVE, THREE BEDROOM DETACHED HOUSE SITUATED WITHIN CLOSE PROXIMITY TO THE CENTRE OF THE POPULAR MARKET TOWN OF SPALDING.



Cloakroom

Wash hand basin and WC.

Double glazed window

Lounge

12' 2" x 15' 10" (3.71m x 4.83m)

Laminate flooring, feature gas fireplace, tiled flooring.

Double glazed window

Dining Room

9' 9" x 9' 10" (2.97m x 3.00m)

Laminate flooring

Snug

11' 10" x 9' 4" (3.61m x 2.84m)

Carpeted flooring, feature brick fireplace.

Two double glazed windows

Kitchen

8' 7" x 11' 4" (2.62m x 3.45m)

Fitted kitchen comprising of wall and base units, tiled splashback, composite sink/drain, electric oven with gas hob, space for fridge/freezer.

Double glazed window

Utility Room

8' 3" x 8' 1" (2.51m x 2.46m)

Space for washing machine and tumble dryer

Conservatory

12' 8" x 9' 4" (3.86m x 2.84m)

UPVC and brick built.

Landing

Carpeted flooring, airing cupboard and loft hatch.

Bedroom One

12' 2" x 12' 2" (3.71m x 3.71m)

Carpeted flooring, radiator

Double glazed window

Bedroom Two

11' 8" x 11' 11" (3.56m x 3.63m)

Carpeted flooring, radiator

Double glazed window

Bedroom Three

7' 3" x 9' 2" (2.21m x 2.79m)

Carpeted flooring, radiator

Double glazed window

Bathroom

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, laminate flooring, radiator

Double glazed window

Exterior

Block paved driveway leading to a single garage providing ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a variety of shrubs and plants and a gravel area

Single Garage

8' 6" x 16' 2" (2.59m x 4.93m)

Up and over door, power and lighting, power sockets.

Agents 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

St. Annes Way, Spalding

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- CLOSE PROXIMITY TO TOWN CENTRE
- EXTENSIVE DRIVEWAY AND SINGLE GARAGE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112110 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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