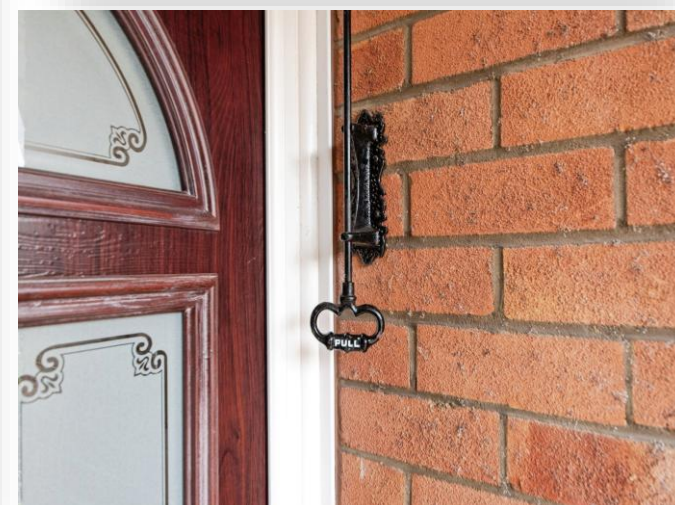




Windsor Drive, Spalding PE11 2RP

welcome to

Windsor Drive, Spalding

Four bedroom detached family home, SOUGHT AFTER AREA & EXTENDED TO THE REAR. Formal lounge, OPEN PLAN SWISS-STYLE LIVING DINING AREA, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. 'In & out' driveway, INTEGRAL SINGLE GARAGE & fully enclosed garden offering privacy



Entrance Hall

Having stairs to the first floor. Parquet flooring.

W/C

4' 5" x 2' 8" (1.35m x 0.81m)
Comprising of a W/C. Sink.

Lounge

15' 2" x 12' 11" (4.62m x 3.94m)
Having a fireplace with gas fire. Bay window to the front of the property. Solid wood flooring.

Kitchen

7' 8" x 10' 11" (2.34m x 3.33m)
Comprising of wall and base units. One and a half bowl sink. Heated towel rail. Tiled flooring. Integrated electric oven, four ring gas hob, extractor, space and plumbing for a dishwasher. Microwave combi oven.

Utility Room

4' 3" x 10' 2" (1.30m x 3.10m)
Having a fitted single bowl Belfast sink. Space for a washing machine and tumble dryer. Tiled flooring. Door to the garden.

Garden Room

28' 7" x 19' 3" (8.71m x 5.87m)
Comprising of French doors to the garden. Solid wood flooring. Swiss vaulted ceiling with pine beams. There are three ceiling lights, two with fans plus several wall lights. Space for a dining area.

Landing

Having loft access.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)
Having a range of built-in wardrobes.

En Suite

8' 11" x 7' 11" (2.72m x 2.41m)
Comprising of a W/C. Inset sink. Walk-in double shower cubicle with dual head thermostatic shower. Extractor. Two heated towel rail. Fully tiled walls. Hair

dryer.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m)
Comprising of a fitted pedestal sink.

Bedroom Three

11' x 10' 2" (3.35m x 3.10m)
Having a built-in double wardrobe. Vanity unit with inset sink with cupboard beneath.

Bedroom Four

10' 10" x 9' 10" (3.30m x 3.00m)

Bathroom

5' 7" x 10' 11" (1.70m x 3.33m)
Comprising of a W/C. Pedestal sink. Bath with thermostatic shower over. Two heated towel rails. Fully tiled walls and floors. Built-in airing cupboard with a wall mounted gas boiler and hot water tank. Hair dryer.

Integral Garage

18' 6" x 10' 3" (5.64m x 3.12m)
Having two hinged doors. Power and lighting.

Exterior

Rear: Being fully enclosed by fencing. Central lawn with mature shrub and flower borders. Large patio area. Raised decking. Additional circular patio area.

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

Windsor Drive, Spalding

- EXTENDED & DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE & OPEN PLAN SWISS STYLED LIVING DINING AREA EXTENSION TO REAR
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED & PRIVATE SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113396 - 0007

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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