



Wintergold Avenue, Spalding PE11 3FT

welcome to

Wintergold Avenue, Spalding

Four double bedroom executive detached house, POPULAR RESIDENTIAL LOCATION ON OUTSKIRTS OF TOWN. Two reception rooms, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking, INTEGRAL DOUBLE GARAGE & fully enclosed rear garden



Entrance Hall

Having stairs to the first floor. Laminate flooring.

W/C

3' 2" x 7' 10" (0.97m x 2.39m)

Comprising of a W/C. Sink.

Lounge

17' 6" x 12' (5.33m x 3.66m)

Having a fireplace with a gas fire. Open plan with the dining room.

Dining Room

12' 1" x 10' 4" (3.68m x 3.15m)

Having french doors leading to the garden.

Kitchen

12' 2" x 18' 1" (3.71m x 5.51m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Laminate flooring. Integrated two electric ovens. five ring gas hob, dish washer, fridge freezer and stainless steel extractor.

Utility Room

7' 9" x 7' 8" (2.36m x 2.34m)

Having base units. Space for a washing machine and tumble dryer. Single bowl stainless steel sink.

Landing

Comprising of loft access. Built-in airing cupboard housing the hot water tank.

Bedroom One

16' 3" x 11' 7" (4.95m x 3.53m)

Having a range of built-in wardrobes, cupboards and draws.

En Suite

6' 3" x 7' 1" (1.91m x 2.16m)

Comprising of a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Shaving point.

Bedroom Two

13' 9" x 12' 1" (4.19m x 3.68m)

Having a range of fitted wardrobes and bed.

Bedroom Three

12' 9" x 9' 6" (3.89m x 2.90m)

Bedroom Four

14' 4" x 9' 5" (4.37m x 2.87m)

Bathroom

6' 8" x 7' (2.03m x 2.13m)

Having a W/C. Pedestal sink. Bath with thermostatic shower over. Extractor.

Double Garage

16' 7" x 17' 4" (5.05m x 5.28m)

Comprising of two up and over doors. Power and lighting. Loft space. Wall mounted gas boiler.

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

Wintergold Avenue, Spalding

- FOUR BEDROOM EXECUTIVE DETACHED PROPERTY IN QUIET LOCATION
- LOUNGE, DINING ROOM, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113429 - 0002

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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