



Winsover Road, Spalding PE11 1HH

welcome to

Winsover Road, Spalding

Modern three bedroom end-terraced property, WALKING DISTANCE TO AMENITIES & AVAILABLE WITH NO CHAIN. Lounge diner & kitchen. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Enclosed garden, GARAGE & PARKING SPACE TO THE REAR. Ideal for first time buyers & young families!!



Entrance Hall

Stairs to the first floor. Laminate flooring.

W/C

5' 6" x 2' 10" (1.68m x 0.86m)

Comprising of a W/C. Sink. Tiled flooring.

Lounge

12' 6" x 16' 5" (3.81m x 5.00m)

Having laminate flooring. Door to the under stair cupboard. French doors to the garden.

Kitchen

12' x 9' 2" (3.66m x 2.79m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Wall mounted gas boiler. Integrated electric oven, Four ring gas hob, stainless steel extractor and fridge. Space for a fridge freezer and washing machine.

Landing

Having loft access.

Bedroom One

11' x 9' 7" (3.35m x 2.92m)

Ensuite

3' 10" x 6' 3" (1.17m x 1.91m)

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

Bedroom Two

9' 1" x 9' 7" (2.77m x 2.92m)

Bedroom Three

9' 1" x 6' 2" (2.77m x 1.88m)

Bathroom

5' 6" x 6' 3" (1.68m x 1.91m)

Comprising of a W/C. Pedestal sink. Bath. Extractor. Tiled flooring. Partly tiled walls. Built-in cupboard with heated towel rail.

Exterior

Front: Having a path to the front door. Side gate to the rear.

Rear: Being enclosed by fencing and brick wall. Rear gate access. Central lawn. Patio area.

Garage

Having up and over door, power and lighting. With parking for one car in front

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."



view this property online williamhbrown.co.uk/Property/SDG113463



welcome to

Winsover Road, Spalding

- MODERN BUILD THREE BEDROOM END-TERRACED PROPERTY AVAILABLE WITH NO CHAIN
- LOUNGE DINER & KITCHEN
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING & SINGLE GARAGE TO THE REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£199,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113463



Property Ref:
SDG113463 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk