



**Faulkner Drive, Spalding PE11 1YJ**

**welcome to**

**Faulkner Drive, Spalding**

William H Brown are pleased to introduce this well presented three bedroom semi detached town house in Spalding



### Entrance Hall

Having double glazed doors to front. Laminate flooring.

### W/C

Having a W/C. Wash hand basin. Laminate flooring.

### Lounge

23' x 14' ( 7.01m x 4.27m )

Comprising of carpeted flooring. TV point. Double glazes window to the side. Double glazed Window to the front.

### Kitchen

23' x 14' ( 7.01m x 4.27m )

Comprising of a fitted kitchen comprising of wall and base units with work surfaces over, sink/drain, electric oven with gas hob, integral fridge/freezer, spotlights, laminate flooring, space for dining table.

### Utility Room

5' 5" x 5' 9" ( 1.65m x 1.75m )

Having Fitted wall and base units with work surfaces over, sink/drain, plumbing for washing machine, central heating boiler, laminate flooring. Door to the side aspect.

### Landing

Having a storage cupboard. Loft access.

### Bedroom One

13' x 9' 11" ( 3.96m x 3.02m )

Comprising of carpeted flooring, radiator. Double glazed window to the side aspect.

### Bedroom Two

10' 1" x 9' 11" ( 3.07m x 3.02m )

Comprising of carpeted flooring and radiator. Double glazed windows to the side and front aspect.

### Bedroom Three

7' 3" x 10' 1" ( 2.21m x 3.07m )

Having carpeted flooring and radiator. Double glazed window to the side aspect.

### Bathroom

8' 7" x 6' 11" ( 2.62m x 2.11m )

Comprising of a four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, radiator, spotlights, laminate flooring.

### Exterior:

Driveway leads to a single garage providing off-road parking

Rear Garden:

Enclosed laid to lawn garden

### Agents Note

Service charge of £100 per annually.

### Garage

16' 11" x 10' 3" ( 5.16m x 3.12m )

Having up and over doors. Power and lighting.

### 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

## Faulkner Drive, Spalding

- THREE STOREY SEMI-DETACHED TOWN HOUSE
- THREE SPACIOUS BEDROOMS
- OPEN PLAN KITCHEN/DINING/LOUNGE
- SINGLE GARAGE & PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG113077 - 0006

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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.



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