



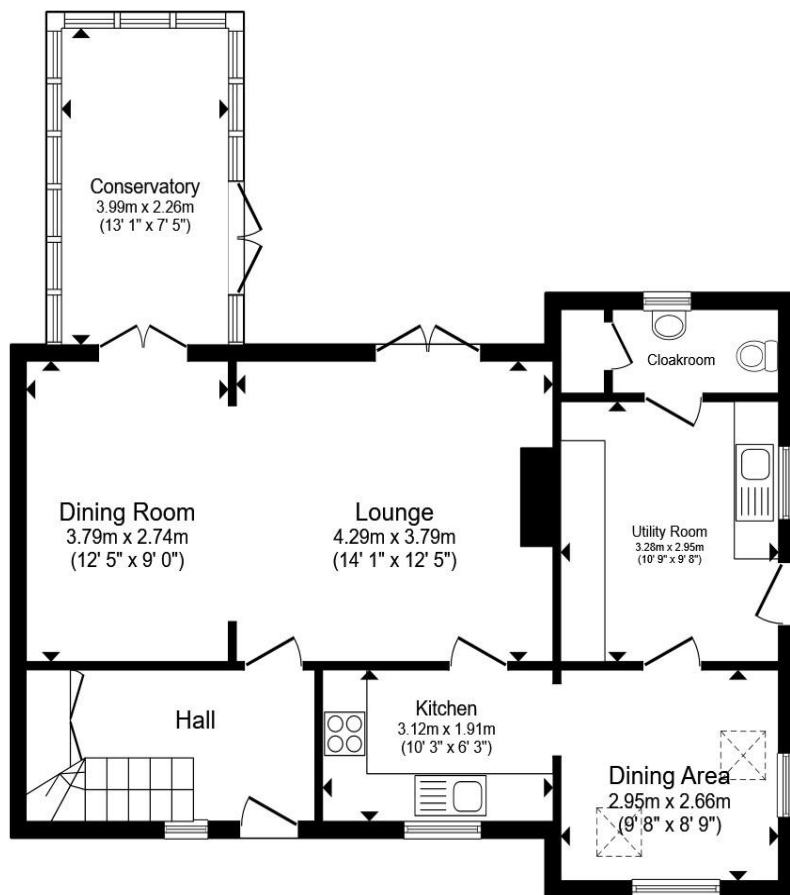
Counter Drain Drove, Tongue End SPALDING PE11 3JJ

welcome to

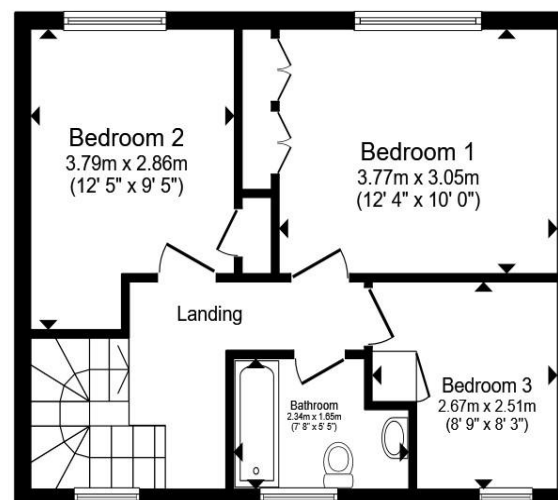
Counter Drain Drove, Tongue End SPALDING

Stunning both inside and out, this three bedroom semi-detached property occupies a semi-rural position with the benefit of open field views. Having a good sized lounge with log burner, kitchen open plan with dining room, utility, WC and conservatory extension to the ground floor, the property further benefits from three good sized bedrooms and a family bathroom with modern three piece suite. Externally the property offers ample off road parking to the front and a rear garden that is split in to two sections, a formal garden close to the property and an enclosed lawn to the rear with timber built outbuildings. An adjoining paddock sits next to the rear lawn that features a timber stable. Viewing is an absolute must to appreciate this property!!





Ground Floor



First Floor

Total floor area 105.0 m² (1,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Lounge

14' 1" x 12' 5" (4.29m x 3.78m)

Dining Room

12' 5" x 9' (3.78m x 2.74m)

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m)

Dining Area

9' 8" x 8' 9" (2.95m x 2.67m)

Utility Room

10' 9" x 9' 8" (3.28m x 2.95m)

Conservatory

13' 1" x 7' 5" (3.99m x 2.26m)

Cloakroom

Landing

Bedroom One

12' 4" x 10' (3.76m x 3.05m)

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Outside

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.

welcome to

Counter Drain Drove, Tongue End SPALDING

- IMMACULATELY PRESENTED THREE BED SEMI-DETACHED PROPERTY WITH OPEN FIELD VIEWS
- LOUNGE WITH LOG BURNER, DINING ROOM & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING TO THE FRONT
- FULLY ENCLOSED REAR GARDEN WITH ADJOINING PADDOCK & STABLE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113438



Property Ref:
SDG113438 - 0003

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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