



Ash Close, Spalding PE12 6FE

welcome to

Ash Close, Spalding

Three/four bedroom detached property, SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF TOWN. Two/three reception rooms, kitchen & CONSERVATORY EXTENSION. Downstairs bathroom & EN-SUITE TO MASTER TO THE FIRST FLOOR. Double width driveway for ample parking, DETACHED DOUBLE GARAGE & enclosed garden



Entrance Hall

Having laminate wood flooring. Stairs with a cupboard beneath. Storage cupboard.

Study/ Bedroom Four

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

Lounge

13' 3" x 14' 7" (4.04m x 4.45m)

Comprising of a fireplace with gas fire. Bay window to the front.

Dining Room

8' 7" x 11' 3" (2.62m x 3.43m)

Having laminate wood flooring.

Kitchen

8' 4" x 17' 6" (2.54m x 5.33m)

Having wall and base units. One and a half bowl sink. Wood effect surfaces. Wall mounted gas boiler. Laminate flooring. Integrated electric oven, grill, four ring gas hob, extractor, fridge freezer, dishwasher.

Conservatory

12' 1" x 11' 3" (3.68m x 3.43m)

Comprising of tiled flooring. French doors to the garden.

Landing

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

Bedroom One

14' 10" x 10' 9" (4.52m x 3.28m)

Having a open plan arch to the dressing room;

Dressing Room

3' 8" x 7' 11" (1.12m x 2.41m)

Comprising of two built-in double wardrobes. Door leading to the en-suite;

En Suite

7' 1" x 6' 5" (2.16m x 1.96m)

Having a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor, shaving point, tiled flooring, partially tiled walls.

Bedroom Two

10' 8" x 11' 3" (3.25m x 3.43m)

Having a range of built-in wardrobes.

Bedroom Three

10' 2" x 10' 9" (3.10m x 3.28m)

Being situated downstairs.

Bathroom

6' 5" x 9' 11" (1.96m x 3.02m)

Having a W/C. Pedestal sink. Bath with thermostatic shower. Extractor. Tiled flooring. Partially tiled walls.

Exterior

Front: Double width tarmac drive having ample parking. Small lawn with shrub borders. Path to the front door. Low maintenance flower borders. Side gate to the rear.

Rear: Enclosed with fencing. Timber potting shed. 'L' shaped lawn with a range of flower borders. Large patio area. Outside tap.

Garage

18' 6" x 17' (5.64m x 5.18m)

Comprising of a detached double garage. Two up and over doors. Power and lighting.

Agents Note

All 10 properties take joint responsibility to maintain the roadway.

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

Ash Close, Spalding

- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- TWO/THREE RECEPTION ROOMS, KITCHEN & CONSERVATORY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

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

offers in the region of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113401 - 0006

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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