



Westside, Spalding PE11 3WG

welcome to

Westside, Spalding

VIEWING ADVISED TO APPRECIATE THIS VERSATILE MULTI- GENERATIONAL HOME! An exceptional opportunity to own this impressive four-bedroom detached family home, perfectly positioned in the sought-after market town of Spalding and within easy reach of local amenities, schools, and transport links.



Exterior

Sitting Room

19' 8" x 12' 11" (5.99m x 3.94m)

UPVC Double glazed window to the front with french doors leading to the rear, ceiling light, radiator, fireplace, power sockets and carpet flooring.

Dining Room

12' 11" x 12' 6" (3.94m x 3.81m)

UPVC Double glazed to the front and side aspect, power socket, radiator, ceiling light and carpet flooring.

Kitchen

12' x 10' 4" (3.66m x 3.15m)

UPVC Double glazed window either side, Eye and base level units with worktop over, ceiling light, integrated oven and gas hob with extractor, power sockets, radiator and tiled flooring.

Utility Room

9' 7" x 6' 11" (2.92m x 2.11m)

UPVC Double glazed window and door leading to the rear, base level units with worktop over with sink drainer, space and plumbing for washing machine and tumble dryer. Wall mounted gas combi boiler, ceiling light and Tiled flooring.

Bedroom One

12' 11" x 12' 6" (3.94m x 3.81m)

UPVC Double glazed windows to the front and side aspect, power sockets, radiator, ceiling light and carpet flooring.

Ensuite

UPVC Double glazed obscured window to the side aspect, Double shower unit, toilet, sink, ceiling light.

Bedroom Two

12' 11" x 9' 9" (3.94m x 2.97m)

UPVC Double glazed window to the side aspect, radiator, power sockets, ceiling light, TV point and carpet flooring.

Bedroom Three

12' 10" x 9' 8" (3.91m x 2.95m)

UPVC Double glazed window to the front aspect, built in wardrobes, power sockets, ceiling light, radiator and carpet flooring.

Bedroom Four

12' x 10' 4" (3.66m x 3.15m)

UPVC Double glazed window to the side aspect, ceiling light, radiator, power sockets and carpet flooring.

Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

UPVC Double glazed obscured window, bath, separate shower cubicle, toilet, sink, heated towel rail, spotlighting and extractor fan.

Studio

19' 9" x 16' 4" (6.02m x 4.98m)

External stairs leading to access the room above the garage - UPVC Double glazed window, storage heater and carpet flooring.

Double Garage

19' 9" x 16' 4" (6.02m x 4.98m)

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

Westside, Spalding

- FOUR BEDROOM DETACHED PROPERTY
- TWO SPACIOUS RECEPTION ROOMS
- EN SUITE TO MAIN BEDROOM
- OFF ROAD PARKING
- KITCHEN, UTILITY & DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113594 - 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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