



Saltern Drive, Spalding PE11 1UQ

welcome to

Saltern Drive, Spalding

Two bedroom semi-detached property, POPULAR LOCATION ON WYGATE PARK & ON THE OUTSKIRTS OF TOWN. Lounge & kitchen. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Driveway providing OFF ROAD PARKING, detached single garage & fully enclosed rear garden. AVAILABLE WITH NO CHAIN



Entrance Hall

Having stairs to the first floor. Laminate flooring.

W/C

6' 3" x 3' (1.91m x 0.91m)

Comprising of a W/C. Pedestal Sink. Laminate flooring.

Lounge/ Diner

12' 10" x 14' 10" (3.91m x 4.52m)

Having laminate flooring. French doors to the garden.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m)

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

Landing

Having loft access. Built-in cupboard.

Bedroom One

10' 1" x 10' 8" (3.07m x 3.25m)

Comprising of built-in double wardrobe.

En Suite

6' 2" x 4' 6" (1.88m x 1.37m)

Having a W/C. Pedestal sink. Double shower cubicle with electric shower.

Bedroom Two

10' 2" x 7' 9" (3.10m x 2.36m)

Bathroom

6' 2" x 6' 8" (1.88m x 2.03m)

Having a W/C. Pedestal sink. Bath with shower over. Extractor. Heated towel rail.

Exterior

Front: Having off road parking for three cars. Side gate to the garden. Path to the front door. EV charging point.

Rear: Enclosed by fencing. Outside tap. Lawn. Patio area.

Garage

7' 10" x 9' 4" (2.39m x 2.84m)

Having a up and over door. The garage being split into two. Door leading to the rear store;

Rear Store

8' x 8' 1" (2.44m x 2.46m)

Having power and lighting. In the garage.

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

Saltern Drive, Spalding

- TWO BEDROOM SEMI-DETACHED PROPERTY IN POPULAR LOCATION
- LOUNGE & KITCHEN
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- OFF ROAD PARKING & DETACHED SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£193,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113402 - 0009

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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