



Saxon Close, Spalding PE12 6AY

welcome to

Saxon Close, Spalding

****VIEWING HIGHLY RECOMMENDED** TWO BEDROOM DETACHED BUNGALOW WITH SINGLE GARAGE WALKING DISTANCE TO LOCAL AMENITIES, OFFERING NO ONWARD CHAIN. CALL NOW TO ARRANGE YOUR VIEWING ON 01775 711 771!**



Lounge

13' 3" x 13' (4.04m x 3.96m)

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

Kitchen

13' x 8' 9" (3.96m x 2.67m)

UPVC Double glazed window to the rear aspect, base level units with worktop over with tiled splash backs, sink drainer, space & plumbing for washing machine, space for freestanding cooker & fridge freezer.

Hallway

14' 5" x 3' 10" (4.39m x 1.17m)

Ceiling light, loft hatch with access, power sockets, airing cupboard, radiator and carpet flooring.

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

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

Shower Room

5' 8" x 5' 4" (1.73m x 1.63m)

UPVC Double glazed obscured window to the rear, toilet, sink and corner shower unit with hand rails, heated towel rail and non slip flooring.

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

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

Exterior

To the rear garden is a patio area with laid to lawn grass with mature trees and shrubs. To the front and side gardens offer laid to lawn with a beautiful collection of roses in a variety of colours, fragrances creating a colourful display.

Single Garage

15' 11" x 8' 6" (4.85m x 2.59m)

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

Saxon Close, Spalding

- DETACHED TWO BEDROOM BUNGALOW
- CORNER PLOT WITH FRONT, SIDE AND REAR GARDEN
- PRIVATE DRIVEWAY WITH SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR DOWNSIZERS, RETIREES OR SMALL FAMILIES

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

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113412 - 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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