



Roeburn Way, Spalding PE11 3ZW

welcome to

Roeburn Way, Spalding

**** NO ONWARD CHAIN **** The perfect family home located in a popular residential location!



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Shower Room

Three piece shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail.

Double glazed window

Study

7' 10" x 9' 4" (2.39m x 2.84m)
Carpeted flooring, radiator

Double glazed window

Lounge

11' 8" x 13' 6" (3.56m x 4.11m)
Carpeted flooring and radiator

Double glazed window

Kitchen / Diner

26' 6" x 10' 7" (8.08m x 3.23m)
Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drainers, integral fridge/freezer and dishwasher, electric oven with gas hob, radiator, vinyl flooring, space for dining table.

Double glazed window

Landing

Airing cupboard, access to insulated loft.

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)
Carpeted flooring, radiator, fitted wardrobe.

Double glazed window

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, vinyl flooring.

Double glazed window

Bedroom Two

11' 8" x 12' 11" (3.56m x 3.94m)
Carpeted flooring, radiator

Double glazed window

Bedroom Three

8' x 12' 3" (2.44m x 3.73m)
Carpeted flooring, radiator

Double glazed window

Bedroom Four

11' 1" x 6' 6" (3.38m x 1.98m)
Fitted wardrobe, radiator and carpeted flooring

Double glazed window

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Partly tiled, vinyl flooring

Double glazed window

Exterior

Driveway leading to a single garage offering ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area, decked area and garden shed.

Single Garage

8' 1" x 17' 3" (2.46m x 5.26m)
Up and over door, power and lighting

Agents Notes

Please note this property benefits from solar panels.

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."



view this property online williamhbrown.co.uk/Property/SDG112363



welcome to

Roeburn Way, Spalding

- FOUR BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH STANDARD THROUGHOUT
- POPULAR RESIDENTIAL AREA
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112363



Property Ref:
SDG112363 - 0015

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk