



Carrington Road, Spalding PE11 1LY

welcome to

Carrington Road, Spalding

Immaculately presented throughout and ideally situated on the outskirts of town, this three bedroom semi-detached property is ideal for first time buyers or second time movers. Having an open plan kitchen diner, lounge and conservatory to the ground floor, the property further benefits from three bedrooms and a good sized family bathroom with three piece suite. Externally there is off road parking for two cars, a detached single garage and a fully enclosed plot with front and rear gardens. Viewing is highly advised!!





Entrance Hall

Kitchen Diner

9' 3" x 17' 8" (2.82m x 5.38m)

Lounge

15' 3" x 11' 1" (4.65m x 3.38m)

Conservatory

11' 8" x 9' 1" (3.56m x 2.77m)

Landing

Bedroom 1

12' 2" x 10' 7" (3.71m x 3.23m)

Bedroom 2

12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom 3

8' 3" x 6' 9" (2.51m x 2.06m)

Bathroom

9' 3" x 8' 5" (2.82m x 2.57m)

Outside

Garage

20' x 8' 6" (6.10m x 2.59m)

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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- IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY
- OPEN PLAN KITCHEN DINER, LOUNGE & CONSERVATORY
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING FOR TWO CARS & DETACHED SINGLE GARAGE
- FULLY ENCLOSED PLOT WITH FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113612



Property Ref:
SDG113612 - 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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