



15 TOWN DROVE

SPALDING, PE11 4PU

£249,950
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this deceptively spacious semi detached property. The house boasts a large open plan kitchen living area, separate dining room, three bedrooms (master with en-suite), large garden, huge car port and ample opportunity to extend and add value. Viewing is highly recommended to appreciate the size the property has to offer.

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- SEMI DETACHED PROPERTY • OPEN PLAN KITCHEN DINER • THREE BEDROOMS • LARGE ENCLOSED GARDEN • POTENTIAL TO EXTEND AND ADD ANOTHER BEDROOM (stpp) • AMPLE OFF ROAD PARKING • CLOSE TO LOCAL AMMENITIES • EXCELLENT LOCAL VILLAGE LOCATION • UPVC DOUBLE GLAZING



Entrance Hall

uPVC entrance door, double radiator, vinyl flooring, coving to ceiling, uPVC door to front, stairs to landing, double radiator, fitted carpet, coving to ceiling, access to loft, doors to:

Dining Room

uPVC double glazed double door to rear with either side, double radiator, laminate flooring, TV point, smart heating system, Multi-fuel burner

Kitchen

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge, space for range cooker, double radiator, vinyl flooring, coving to ceiling, open plan to:

Lounge

uPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point, coving to ceiling, door to:

Bathroom

Three piece suite comprising bath with power shower over, mixer tap, glass screen, wash hand basin and WC, tiled surround, double radiator, vinyl flooring, coving to ceiling

Utility

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with hot and cold taps over, plumbing for washing machine, space for fridge/freezer, double radiator, vinyl flooring, coving to ceiling, wall mounted gas combination boiler, uPVC double glazed door to rear

Garage

A very large oversized garage, power and light connected, uPVC door to internal entrance hall, uPVC door to rear, up and over door to:

Car port

Fully covered car port, gravel drive giving parking for two vehicles

Bedroom 1

uPVC double glazed window to front, double radiator, fitted carpet, coving to ceiling, double door to built in wardrobe, door to:

En-suite Shower Room

Fitted with three piece suite comprising wash hand basin, tiled shower enclosure with fitted electric power shower and WC, tiled splashbacks, double radiator, vinyl flooring, coving to ceiling.

Bedroom 2

uPVC double glazed window to rear, double radiator, fitted carpet

Bedroom 3

uPVC double glazed window to rear, fitted carpet, radiator

Outside

A very large rear garden which is mainly laid to lawn, fully enclosed with fence borders, side gate access, at the rear along with vegetable plot.

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SEDGE

Your Local Property Experts

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ADDITIONAL INFORMATION

Local Authority – SOUTH HOLLAND

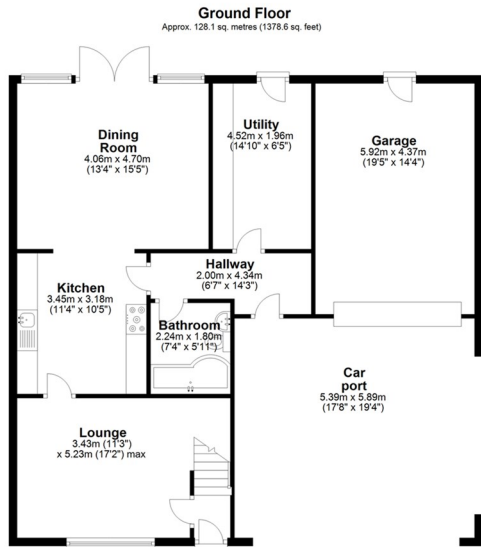
Council Tax – Band B

Viewings – By Appointment Only

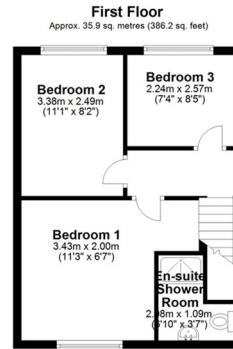
Floor Area – 0.00 sq ft

Tenure – Freehold





Total area: approx. 164.0 sq. metres (1764.9 sq. feet)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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