





64 WOODROW PLACE

SPALDING, PE11 1BF

£185,000

FREEHOLD

CHAIN FREE

Welcome to this charming modern terraced house situated on Woodrow Place in the heart of Spalding. Arranged over three floors, this spacious property offers versatile accommodation ideal for families, couples or those looking for a modern home close to the town centre.

The property features a welcoming reception room, three well-proportioned bedrooms and two bathrooms, including an ensuite to the principal bedroom.

The contemporary layout provides comfortable and practical living space, while outside the property benefits from an enclosed rear garden, providing an ideal space for relaxing, entertaining or enjoying al fresco dining.

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• CHAIN FREE • TERRACED TOWN HOUSE • THREE BEDROOMS • EN-SUITE TO MASTER • CLOSE TO SCHOOLS • EXCELLENT CONDITION • ALLOCATED PARKING SPACE • ENCLOSED REAR GARDEN • CALL TODAY





Entrance Hallway

Wooden flooring. Consumer unit (fuse box) central heating thermostat. Radiator. BT point. Fully glazed paneled door leading into the lounge.

Lounge

Upvc window to the front aspect. Wooden flooring. Two radiators. Artex and coved ceiling. Under stair cupboard. Television point. BT point. Socket for electric wall fire.

Kitchen/Diner

Upvc window to the rear aspect. Upvc patio door leading into the enclosed rear garden. Fully fitted kitchen with wood base and wall units and roll top work surface over. Stainless steel sink with single drainer and mixer tap over. Electric oven and gas hob. Extractor fan. Down lighters. Part tiled walls. Tiled flooring. Gas boiler. Smoke detector. Radiator.

WC

White wash hand basin and toilet. Tiled splashback. Radiator. Tiled flooring. Xpelair.

First Floor Landing

Airing cupboard. Smoke detector. Various electrical sockets. Stairs leading to the second floor where the master bedroom and en-suite shower room can be found.

Bedroom 2

Two Upvc windows to the rear aspect. Built-in wardrobes. Artex and coved ceiling. Radiator. Television point.

Bathroom

White suite comprising a pedestal wash hand basin, toilet and bath. Separate shower cubicle. Half tiled walls. Shaver point. Xpelair. Heated towel rail. Vinyl flooring. Extractor fan.

Bedroom 3

Upvc window to the front aspect. Artex and coved ceiling. Radiator. Television point. BT point.

Landing

Storage cupboard, door to:

Bedroom 1

Upvc windows to the front aspect and rear window opening out to balcony. Built-in dressing area with storage. Skimmed and coved ceiling. Three radiators. Television point. BT point. Loft access.

En-suite Shower Room

Velux window. White suite comprising a pedestal wash hand basin and toilet. Corner shower. Fully tiled. Vinyl flooring. Shaver point. Heated towel rail. Storage cupboard. Xpelair. Down lighters.

Exterior

The front of the property has a wrought iron fence and gate with brick pillars. With small lawn area with wood chippings and footpath leading to the front door. The rear garden is fully enclosed and has artificial lawn and a decking area, there is also a garden shed.

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ADDITIONAL INFORMATION

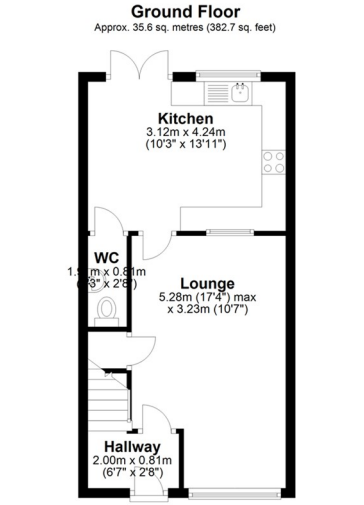
Local Authority – South Holland

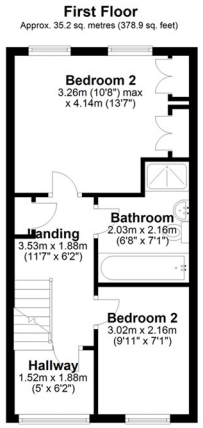
Council Tax – Band B

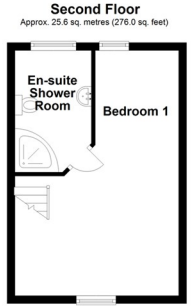
Viewings – By Appointment Only

Floor Area – 1037.00 sq ft

Tenure – Freehold

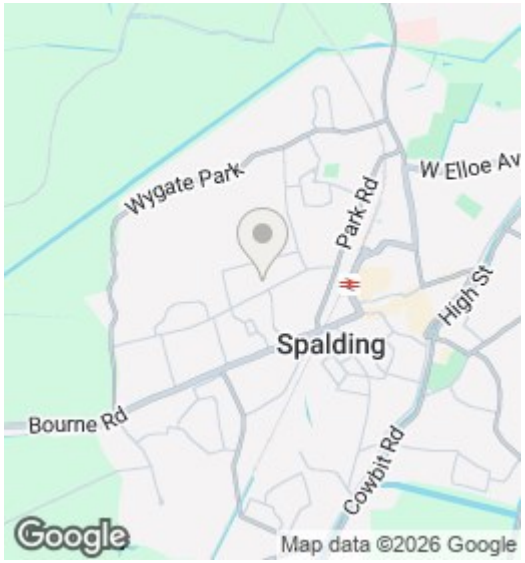


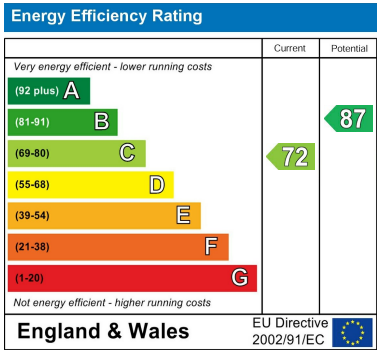




Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

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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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