



**Farrier Way, Spalding PE11 3GG**

**welcome to**

**Farrier Way, Spalding**

Three double bedroom executive detached bungalow, PREVIOUS SHOW HOME & AVAILABLE WITH NO CHAIN. Lounge, kitchen & CONSERVATORY EXTENSION. Family bathroom & MODERNISED EN-SUITE TO MASTER. Off road parking, DOUBLE GARAGE & enclosed rear garden. Viewing advised!!



### **Entrance Porch**

4' 1" x 7' 11" ( 1.24m x 2.41m )

internal door to:

### **Entrance Hall**

having built-in storage cupboard, built-in airing cupboard with hot water tank and loft access

### **Kitchen**

10' 11" x 11' 10" ( 3.33m x 3.61m )

having a range of wall and base units, work surfaces and a single bowl ceramic sink. Space for electric oven, fridge, washing machine and slimline dishwasher. Fitted wine rack, wall mounted gas boiler and side door to garden

### **Lounge**

13' 1" x 19' ( 3.99m x 5.79m )

feature fireplace with inset gas fire and French doors to:

### **Conservatory**

20' 8" x 7' 9" ( 6.30m x 2.36m )

having ceiling light with fan, fitted dual air conditioning/heating unit and French doors to rear garden

### **Bedroom 1**

14' 1" x 11' 2" ( 4.29m x 3.40m )

having built-in wardrobe and door to:

### **En-Suite**

5' 8" x 8' 8" ( 1.73m x 2.64m )

comprising three piece suite of WC, pedestal sink and double shower cubicle with dual head thermostatic shower. Extractor, shaving point and partly tiled walls

### **Bedroom 2**

10' 6" x 11' 4" ( 3.20m x 3.45m )

### **Bedroom 3**

9' x 8' 2" ( 2.74m x 2.49m )

### **Bathroom**

6' 11" x 6' 3" ( 2.11m x 1.91m )

comprising three piece suite of WC, pedestal sink

and bath. Extractor and partly tiled walls

### **Outside**

to the front of the property there is a driveway providing off road parking for 3-4 cars and giving access to the double garage, a lawn and a side gate to the rear. The rear garden is fully enclosed by timber fencing and has a wraparound lawn with borders to the rear and side, as well as two patio seating areas either side of the conservatory

### **Double Garage**

18' 3" x 16' 3" ( 5.56m x 4.95m )

having two electric roller doors, power and lighting. This used to be the show home site office when the development was built and has fitted carpets and its own loft access

### **Agents Note**

please note this property has been subject to a insurance claim during the current ownership. please call the agents for more information on 01775 711711.



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welcome to

## Farrier Way, Spalding

- OFF ROAD PARKING & ATTACHED DOUBLE GARAGE
- THREE DOUBLE BEDROOM EXECUTIVE DETACHED BUNGALOW, FORMERLY THE SHOW HOME
- FAMILY BATHROOM & MODERNISED EN-SUITE
- FULLY ENCLOSED REAR GARDEN WITH WRAPAROUND LAWN

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

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112929 - 0009

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