



Roeburn Way, Spalding

Offers Over £230,000 Freehold

NO UPWARD CHAIN

Extremely well-presented family home located within the heart of a modern housing development sitting on the edge of town.

Three bedrooms, spacious living room, kitchen/diner, and single garage... CALL US TODAY!

NO ONWARD CHAIN!!! | Must Be Viewed! | 3 DOUBLE BEDROOMS! | Edge of town location! | Kitchen - Diner | Gas Central Heating | Garage | Garden |

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Plotway

NO ONWARD CHAIN!

This superb deluxe semi-detached family home will exceed all expectations! Conveniently located within the heart of a quiet Cul-De-Sac location and situated on the edge of the market town of Spalding.

The internal accommodation which is set across THREE floors starts with the entrance hall, kitchen/diner, downstairs cloakroom, and a spacious living room.

On the first floor, you will find two DOUBLE bedrooms as well as a modern living shower room.

Finally, on the second and final floor, you will find a DOUBLE bedroom with built-in storage and access to a private en-suite.

Externally to the front of the property, you will find private parking for multiple vehicles as well as a detached single garage, which is perfect for any storage or workshop needs! To the rear you will find the enclosed garden which offers the perfect space for those quiet summer evenings and barbeques!

Local amenities include various Primary schools, as well as the Spalding Town Centre, is located not too far away.

The property further benefits from uPVC windows and gas central heating.

The selling agent has also been advised for the right price certain furniture and electrical items would be included within the sale price - please contact us for more information

Council Tax Band: C
Tenure: Freehold

Entrance hall

Kitchen/Diner

w: 3.4m x l: 2.5m (w: 11' 2" x l: 8' 2")

WC

w: 1m x l: 1.8m (w: 3' 3" x l: 5' 11")

Living Room

w: 3.6m x l: 4.7m (w: 11' 10" x l: 15' 5")

Stairs & Landing

Bedroom 2

w: 3.5m x l: 4.8m (w: 11' 6" x l: 15' 9")

Bedroom 3

w: 2.7m x l: 2.5m (w: 8' 10" x l: 8' 2")

Shower Room

w: 1.8m x l: 2.5m (w: 5' 11" x l: 8' 2")

Stairs & Landing

Bedroom 1

w: 4.3m x l: 4.7m (w: 14' 1" x l: 15' 5")

Maximum measurements

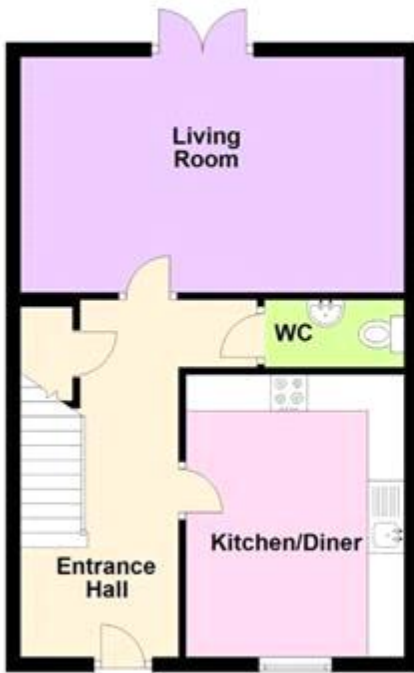
En Suite Shower Room

w: 2.5m x l: 2m (w: 8' 2" x l: 6' 7")





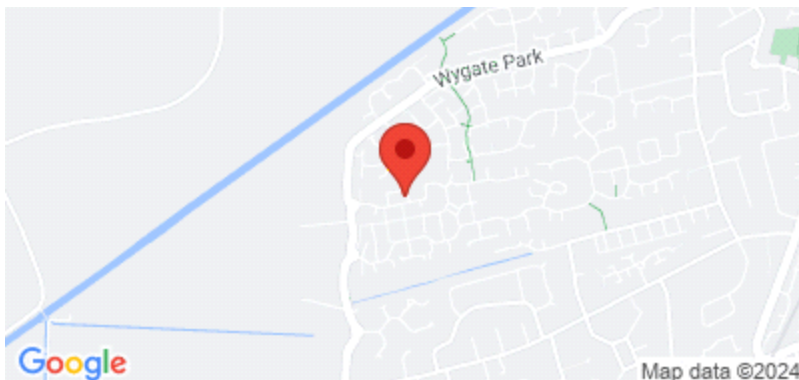
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	90
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.