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## 3 Vikings Way, Spalding PE12 6AU

**£342,000 Freehold**

- 3 Bedroom House with Attached Annexe
- Lounge and Separate Dining Room
- Family Bathroom and En-Suite
- Extensive Off-Road Parking
- Viewing Recommended

Well presented 3 bedroom detached house with **ATTACHED ANNEXE COMPRISING LOUNGE/KITCHEN, BEDROOM AND SHOWER ROOM**. Situated on the edge of town location. Accommodation comprising entrance hallway, lounge, dining room, conservatory, cloakroom, kitchen to the ground floor; master bedroom, bedroom 2 with en-suite, further bedroom and bathroom to the first floor. Extensive off-road parking and low maintenance front and rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Open storm porch with an obscured UPVC double glazed door with matching obscured UPVC double glazed panel to the side leading into:

#### **ENTRANCE HALLWAY**

5' 10" x 9' 11" (1.80m x 3.03m) Coved and textured ceiling, centre light point, smoke alarm, radiator, central heating hives system, BT point, laminate flooring, door into:

#### **CLOAKROOM**

5' 1" x 5' 4" (1.55m x 1.64m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, part tiled walls, laminate flooring. Fitted with a two piece suite comprising low level WC and wash hand basin with taps

#### **LOUNGE**

11' 8" x 13' 1" (3.56m x 4.65m) UPVC double glazed patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, decorative ceiling rose, 2 radiators, TV point, feature stone effect fireplace with built-in coal effect electric fire.



### CONSERVATORY

8' 2" x 11' 8" (2.49m x 3.57m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to the rear and to the side elevations, UPVC double glazed French doors to the side elevation, polycarbonate roof, vinyl floor covering, fitted worktop, base unit, space for tumble dryer.

From the Entrance Hallway a door leads into:

### FORMAL DINING ROOM

8' 0" x 12' 6" (2.45m x 3.83m) UPVC double glazed window to the front elevation, coved and textured ceiling, decorative ceiling rose, double radiator, dado rail, door into:

### KITCHEN

8' 9" x 12' 0" (2.69m x 3.66m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, coved and textured ceiling, centre strip light, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine, space for dishwasher, space for fridge and freezer, integrated Lamona ceramic hob, canopy extractor hood over, integrated electric Lamona fan assisted oven. Understairs storage cupboard.

From the Entrance Hallway the staircase rises to:

### FIRST FLOOR LANDING

3' 1" x 9' 4" (0.94m x 2.87m) Coved and textured ceiling, centre light point, access to loft space, door to:

### MASTER BEDROOM

11' 10" x 11' 7" (3.61m x 3.55m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, decorative ceiling rose, radiator, TV point, storage cupboard off.

### BEDROOM 2

8' 2" x 12' 1" (2.49m x 3.70m) UPVC double glazed window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, door to:

### EN-SUITE

4' 11" x 8' 5" (1.51m x 2.59m) Coved and textured ceiling, inset LED lighting, tiled flooring, heated towel rail, fully tiled walls, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with taps, fully tiled shower cubicle with fitted power shower over.

### BEDROOM 3

UPVC double glazed window to the rear elevation, radiator, coved and textured ceiling, centre light point.

### FAMILY BATHROOM

6' 0" x 10' 3" (1.85m x 3.13m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, 2 centre light points, fully tiled walls, tiled floor, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with shower attachment mixer tap, fully tiled one and a half sized shower end enclosure with fitted Triton power shower over.



**ATTACHED ANNEXE**

Obscured leaded UPVC double glazed door to the side elevation leading into:

**OPEN PLAN LOUNGE KITCHEN**

15' 10" x 16' 7" (4.83m x 5.08m) 2 UPVC double glazed windows to the front elevation, double radiator, skimmed ceiling, centre light point, strip light, access to loft space, electric consumer unit board. Kitchen area fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, fridge freezer, separate Glow worm gas boiler. Door into:

**BEDROOM**

10' 3" x 11' 1" (3.14m x 3.39m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, central heating controls, door into:

**EN-SUITE SHOWER ROOM**

3' 10" x 7' 10" (1.19m x 2.39m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, built-in extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, fully tiled shower enclosure with fitted thermostatic shower over.

**EXTERIOR**

Front garden is designed for ease of maintenance being laid to gravel with shrub borders. Paved pathways, external lighting. Tarmac driveway to the side providing multiple-road parking. Side access gate into:

**REAR GARDEN**

Low maintenance rear garden laid to gravel with raised shrub and tree borders. Water butt. Fenced boundaries to both sides and to the rear elevations.

**GARDEN SHED**

Power and lighting.

**DIRECTIONS**

From the centre of Spalding at the High Bridge proceed into Church Street, take the second right hand turning into Stonegate proceed passing the Matmore Gate crossroads into Clay Lake, continue to the junction turning left straight up into Pecks Drove and first left into Viking Way.

**AMENITIES**

The local Tesco Express Store and the Girls High School are within easy walking distance. The town centre is approximately 1 mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



## Annexe Accommodation

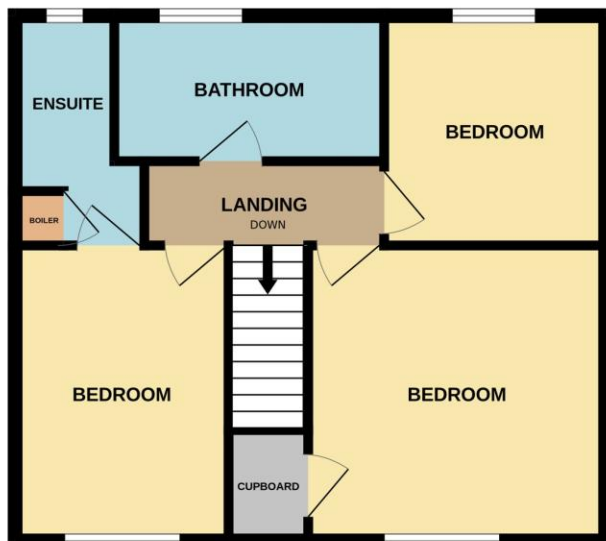




GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC for the House

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC for the Annexe

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** House Band C and the Annexe is Band A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11408**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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