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## 3 Bentinck Close, Spalding PE11 1PU

**£325,000 Freehold**

- Spacious 4 Bedroom Detached House
- Large Driveway & Garage
- Enclosed Rear Gardens
- Cul-De-Sac Location
- No Onward Chain

Spacious 4 bedroom detached house in low density cul-de-sac with large driveway, garage, established gardens. First floor bathroom and ground floor shower room, gas central heating, UPVC windows and facias. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



UPVC double glazed entrance door to:

**UPVC ENTRANCE PORCH**

Tiled floor, sliding obscure glazed door opening into:

**RECEPTION HALL**

10' 9" x 6' 5" (3.30m x 1.96m) (overall)

Staircase off, radiator, coved and textured ceiling, ceiling light, wood grain effect laminate flooring, telephone point. Doors arranged off to:

**LOUNGE**

20' 7" x 11' 10" (6.28m x 3.63m)

Fitted carpet, coved and textured ceiling, two ceiling lights, coal effect gas fire and point, radiator, TV point, UPVC patio doors to the rear elevation.





#### **SEPARATE DINING ROOM**

10' 5" x 10' 5" (3.18m x 3.18m)

UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.



#### **BREAKFAST/KITCHEN**

17' 11" x 10' 0" (5.47m x 3.07m)

Tiled floor, single drainer sink unit set within worktops with fitted base cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, display shelves, cooker hood, radiator, coved and textured ceiling, fusebox, two sets of ceiling spotlights, UPVC to the rear elevation, plumbing and space for washing machine, understairs store cupboard, glazed UPVC door to:



#### **GARDEN ROOM**

12' 5" x 10' 3" (3.80m x 3.13m) (max).

Brick and UPVC construction, tiled floor, electric heater, gas and electric meters, UPVC front door, UPVC French doors to the rear, ceiling light with propeller style fan, obscure glazed door to:



#### **SHOWER ROOM**

8' 3" x 5' 1" (2.52m x 1.55m)

Obscure glazed UPVC window to the rear elevation, half tiled walls, tiled floor, fitted three piece suite comprising shower cubicle with Triton Topaz shower unit, wash hand basin, low level WC, vertical radiator/towel rail, fan heater.

From the reception hall, the staircase rises to:



#### **FIRST FLOOR LANDING**

15' 0" x 6' 6" (4.59m x 2.00m)

Window to the front elevation, loft hatch, ceiling light, coved and textured ceiling. Doors arranged off to:

#### **BEDROOM ONE**

12' 0" x 10' 6" (3.68m x 3.22m)

UPVC window to the front elevation, radiator.

#### **BEDROOM TWO**

10' 5" x 10' 7" (3.18m x 3.23m)

UPVC window to the front elevation, radiator.

#### **BEDROOM THREE**

12' 0" x 10' 1" (3.66m x 3.09m)

UPVC window to the front elevation, radiator, free standing wardrobe unit.



#### **BEDROOM FOUR**

10' 5" x 10' 1" (3.18m x 3.08m)

UPVC window to the rear elevation, radiator, airing cupboard housing the Viesmann gas fire central heating boiler.

#### **BATHROOM**

5' 10" x 7' 4" (1.78m x 2.25m)

Fully tiled walls, bath with Red Ring shower over, wash hand basin, low level WC, radiator, obscure glazed UPVC window.



#### **EXTERIOR**

Open plan lawn frontage, large driveway with concrete slabs and gravel providing multiple parking and access to:

#### **SINGLE GARAGE**

With up and over door, power and lighting.

#### **FULLY ENCLOSED REAR GARDEN**

Predominately laid to lawn with fencing to the rear and side boundaries.

#### **DIRECTIONS**

From the centre of Spalding, proceed in a northerly direction along Pinchbeck Road continue past the West Elloe Avenue traffic lights and onto the next lights turning left in to Woolram Wygate. Take the third left hand turning into Park Close, first right into Cavendish Way and then right again into Bentinck Close.

#### **AMENITIES**

The Spalding 'In Town' bus service has stops at various points close to the property. There is a small parade of shops further along Woolram Wygate and the town centre offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



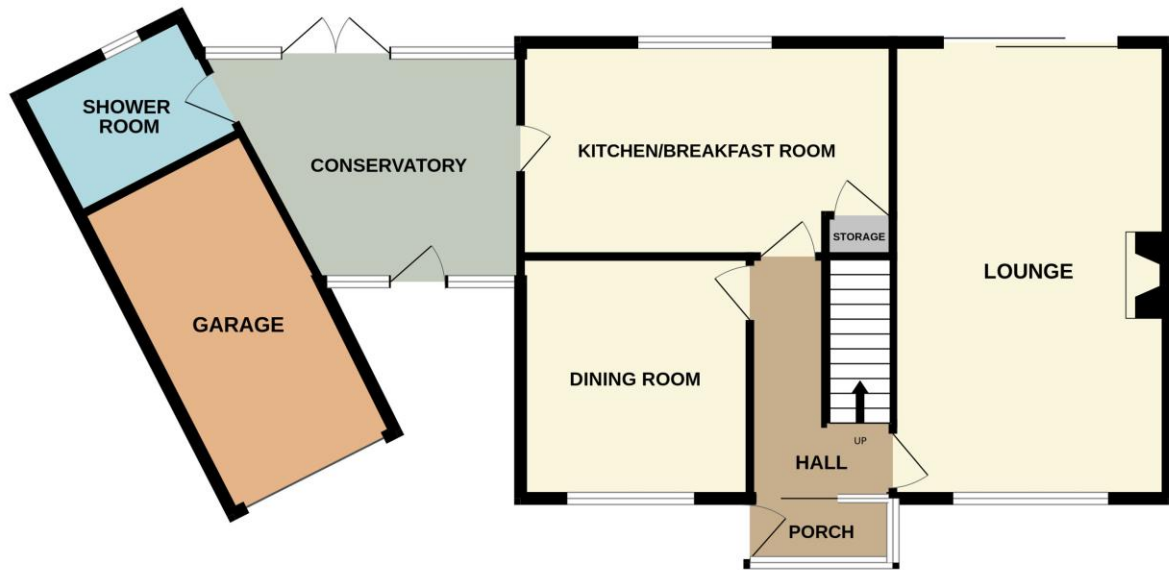




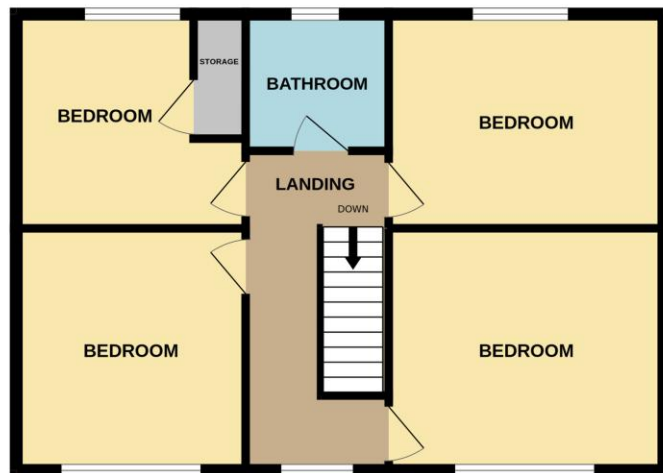




# GROUND FLOOR



# 1ST FLOOR



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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND C**

#### 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: S11901

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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