



**VIDEO PRESENTATION - No onward Chain**

**Sought After Area**

**Detached Bungalow**

**Generous Rear Garden**

**Village Location**

**Kitchen/Diner**



**Little Common Lane**  
Spalding, PE12 8BL

**Offers Over £180,000**

wilson&co offer A WELL PRESENTED THREE BEDROOM BUNGALOW WITHIN EASY DISTANCE OF HOLBEACH TOWN CENTRE.

This three bedroom detached bungalow is located just a short drive away, or a longer walk if preferred, from the town centre amenities including Tesco, a doctors surgery and schools. The A17 is also within easy access which has good road links to Boston and Kings Lynn. The property comprises of an entrance hall, lounge, kitchen breakfast room, three bedrooms and bathroom. The property benefits from UPVC windows and doors throughout, a single garage and ample parking. The property has gardens to the front and rear and is offered for sale with no onward chain.

**Entrance Hall** - Half glazed UPVC door leading into the hallway, single radiator, electric socket, smoke detector, loft hatch with loft space, airing cupboard, chrome spotlight, thermostat, laminate flooring.

**Lounge** - 14'9 x 11'2 (4.50m x 3.40m) - UPVC window to the front aspect overlooking lawned area and village green, multi fuel stove with tiled hearth, artex/coved ceiling, laminate floor, two double radiator, television point.

**Kitchen/Breakfast Room** - 14'4 x 9'11 (4.37m x 3.02m) - UPVC window to the rear aspect, half glazed UPVC door leading into the rear enclosed garden, white base and wall units, wood effect roll top work surfaces, stainless steel sink with single drainer and chrome mixer tap, eye level oven and microwave, electric hob with stainless steel extractor hood, plumbing for washing machine, part tiled walls, chrome spotlight, down light in glass fronted wall units, radiator, laminate flooring.

**Master Bedroom** - 13'00 x 9'11 (3.96m x 3.02m) - UPVC window to the rear aspect, outlook to the rear enclosed garden, single radiator, television point, artex/coved ceiling, laminate flooring.

**Bedroom Two** - 11'08 x 9'11 (3.56m x 3.02m) - UPVC window to the front aspect overlooking garden and village green, artex/coved ceiling, laminate flooring, television point, radiator.

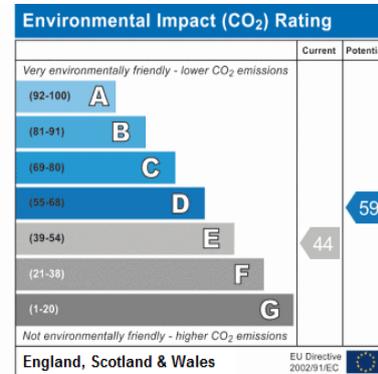
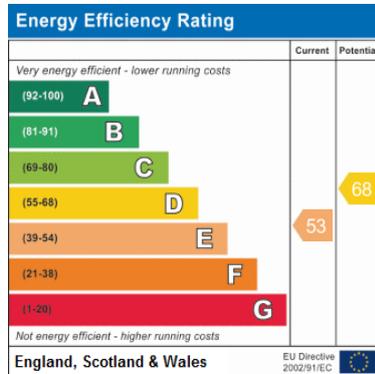
**Bedroom Three** - 9'11 x 6'11 (3.02m x 2.11m) - UPVC window to the rear aspect overlooking rear enclosed garden, single radiator, centre spot light.

**Bathroom** - UPVC window to the front aspect, white wash basin set into vanity/storage unit, white toilet, bath with shower over, part tiled walls, tiled floor, single radiator.

**Garage** - Single attached garage with electric and lighting.

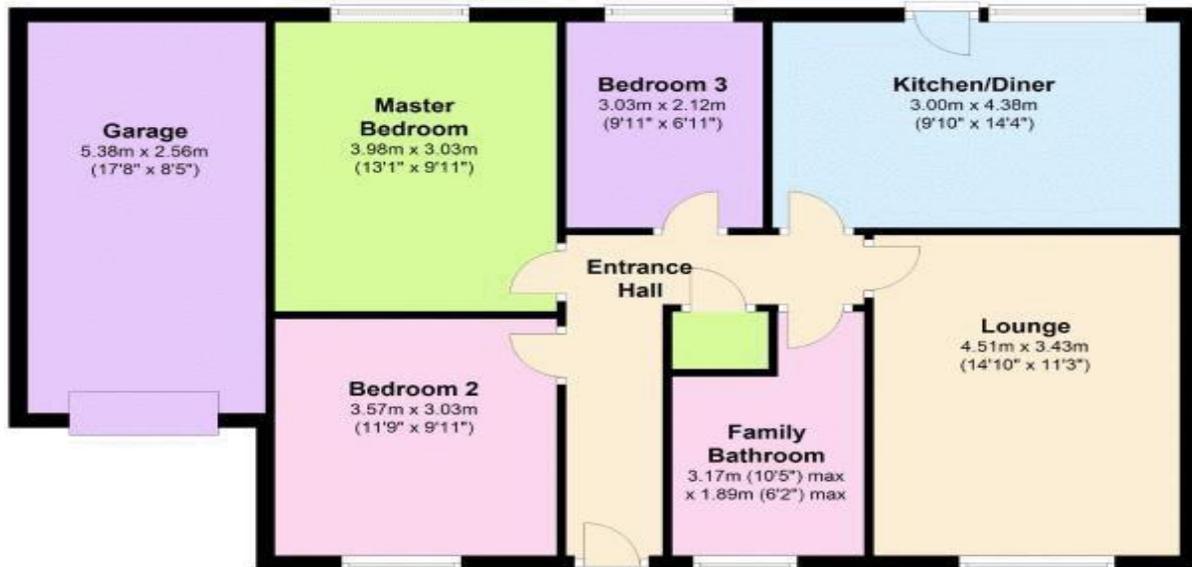
**Exterior** - Established lawn, concrete hard standing for three to four cars.

**Rear Garden** - Enclosed rear garden with good sized lawn and established trees, patio area.



### Ground Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

We routinely refer potential purchasers to Pirie Palmann. It is your decision whether you choose to deal with Pirie Palmann. In making that decision, you should know that we receive a payment benefit from Pirie Palmann, equating to £240 (inclusive of VAT) per referral.