



briggs residential

**25 SALTEN DRIVE
SPALDING PE11 1UQ
£185,000**

FREEHOLD



Offered for sale with no chain, this well-kept family home features a large master bedroom to the second floor with walk-in wardrobe and en-suite shower. This three bedroom home, with a study area off the landing, is perfect for the growing family and represents good value for money. To book your viewing of this modern end of terrace home, ask the Briggs Team today.

Visit our website: www.briggsresidential.co.uk

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**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to front elevation.

LOUNGE 15'8 x 15' (4.78m x 4.57m)

A good size room with dining area, radiator, TV point, built-in cupboard, window to rear elevation and French doors opening onto the rear garden.

KITCHEN 14' x 7'6 (4.27m x 2.29m)

A modern kitchen with a range of wall and base units with built-in oven with hob and extractor hood above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, radiator and windows to side and front elevations.

LANDING

With study area, built-in airing cupboard, window to front elevation and stairs leading to second floor.

BEDROOM TWO 14'10 x 8'8 (4.52m x 2.64m)

With built-in wardrobe, radiator and two windows to rear elevation.

BEDROOM THREE 8'3 x 8'7 (2.51m x 2.62m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin with cupboard below, low flush WC, wall tiling, radiator and window to side elevation.

SECOND FLOOR

MASTER BEDROOM 16'3 x 15' (4.95m x 4.57m)

A large room with dormer window to front elevation, built-in wardrobes, walk-in wardrobe, radiator and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC and skylight window to rear elevation.

OUTSIDE

The property has an enclosed garden which is mainly laid to lawn with patio area and paving.

The property has designated parking for one vehicle.

EPC RATING: C

COUNCIL TAX BAND: B (SOUTH HOLLAND)

Awaiting Floorplan