

Windsor Drive, Spalding, Lincolnshire, PE11 2RP.



Kitchen/ Diner Aspect 1



Kitchen/Diner Aspect 2



Bedroom



Lounge



Rear Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
100-125 (A)			100-100 (A)		
81-100 (B)			81-100 (B)		
62-80 (C)			62-80 (C)		
43-61 (D)			43-61 (D)		
22-42 (E)			22-42 (E)		
9-21 (F)			9-21 (F)		
1-8 (G)			1-8 (G)		

Energy Efficiency: Current 75, Potential 83  
 Environmental (CO<sub>2</sub>) Impact: Current 70, Potential 79

England & Wales EU Directive 2002/91/EC  
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Energy Performance Certificate

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

# Harrison Rose

Estate Agents

## FOR SALE



Detached four bedroom family home located in Spalding.

Windsor Drive, Spalding, Lincolnshire, PE11 2RP.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

**£340,000**



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www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, built-in cupboard, doors to:

### Kitchen/Diner 8.50m (27'11") x 6.90m (22'7")

Fitted with a matching range of base and eye level unit with worktop space over, sink with mixer tap, with island and breakfast bar, double electric oven and grill, five burner electric hob with extractor hood over, inset spotlights, integrated, wine cooler, fridge/freezer, dishwasher, UPVC double glazed window to front, bi-fold door to rear garden, open plan:

### Lounge 4.7m (15'5") x 4.m (13'1")

UPVC double glazed window to front and two uPVC double glazed windows to side, single radiator, TV point, open plan, double doors leading to side of property.

### Games Room 3.21m (10'7") x 5.9m (19'4")

UPVC double glazed window to front, TV point, single radiator, access to gas boiler installed in 2019.

### Utility/WC 2.33m (7'8") x 2.07m (6'10")

Fitted with a two piece suite comprising a low level WC and vanity wash hand basin, space for washing machine and tumble drier, built-in airing cupboard, uPVC double glazed window to rear, door to:

## First Floor

### Landing

Doors to:

### Master Bedroom 6.43m (21'1")max x 3.57m (11'9")max

Two uPVC double glazed windows to front, TV point, open plan to:

### En-suite

Fitted with a three piece suite comprising a double bath with multi jets and fixed rainfall shower over, pedestal wash hand basin and low level WC, shaver points, heated towel rail and extractor fan.

### Bedroom 2 4.9m (16') x 3.9m (12'9")

UPVC double glazed window to front, single radiator, TV point, single radiator, door to:

### En-suite

Fitted with a three piece suite comprising a double shower cubicle with a built-in mixer shower consisting of an over sized fixed rainfall showerhead and a second shower head, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled splashbacks.

### Bedroom 3 4m (13'1") max x 3.6m (11'9")

UPVC double glazed window to rear, single radiator, TV point.

### Bedroom 4 3.97m (13') x 1.97m (6'6")

UPVC double glazed window to rear, single radiator.

### Bathroom

Fitted with a four piece suite comprising a bath, low level WC, shower cubicle, vanity wash hand basin and low-level WC, tiled splashbacks, shaver point, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

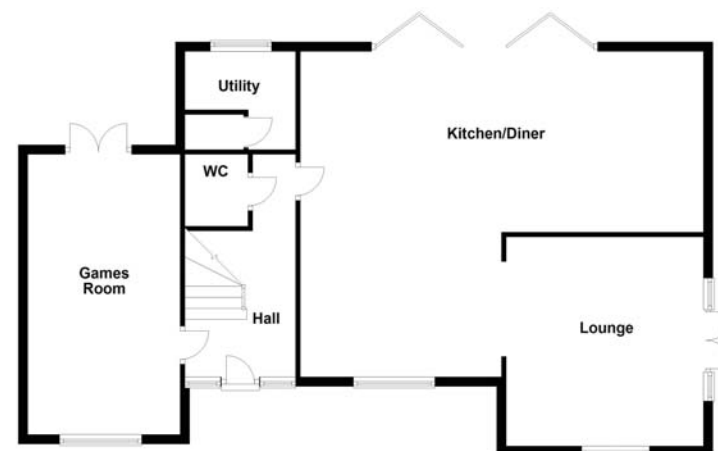
### Outside

The front of the property is mainly laid to gravelled allowing for ample off road parking. Enclosed rear garden, with gated side access.

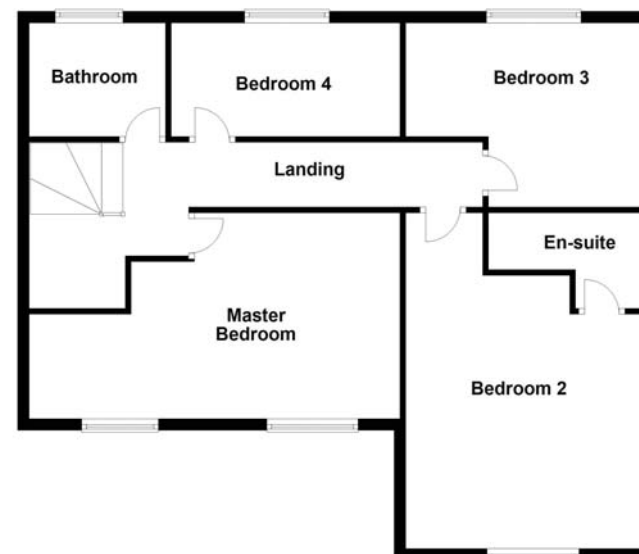
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -