

Roeburn Way, Spalding, Lincolnshire, PE11 3ZW.



Kitchen



Lounge



Bedroom



Bathroom



Rear Garden



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 Ltd

## FOR SALE



Three storey, three bedroom family home in Spalding.

Roeburn Way, Spalding, Lincolnshire, PE11 3ZW.

- THREE STOREY FAMILY HOME
- WELL PRESENTED
- THREE BEDROOMS
- EN-SUITE
- REAR GARDEN

£180,995



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Ref: S011

www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, built-in under-stairs storage cupboard, single radiator, stairs landing, uPVC double glazed entrance door, doors to:

### Kitchen/Diner 3.38m (11'1") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, gas boiler, space for fridge/freezer, built-in electric oven, built-in four ring hob with pull out extractor hood over, uPVC double glazed window to front.

### Lounge 4.78m (15'8") x 3.57m (11'9")

Single radiator, TV point, uPVC double glazed double doors to garden.

### WC

Fitted with a two piece suite comprising, a wash hand basin and close coupled WC.

## First Floor

### Landing

UPVC double glazed window to front, single radiator, stairs leading to landing.

### Bedroom 2 4.78m (15'8") x 3.51m (11'6")

UPVC double glazed window to rear, single radiator, uPVC double glazed double door to rear.

### Bedroom 3 2.81m (9'2") x 2.59m (8'6")

UPVC double glazed window to front, single radiator.

### Bathroom

Fitted with a three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, single radiator.

## Second Floor

### Master Bedroom 3.26m (10'8") x 3.16m (10'4")

Two skylights, two windows to rear, Storage cupboard, built-in double wardrobe(s) with hanging rails and overhead storage, double radiator, access to loft area, door to:

### En-suite Shower Room

Fitted with a three piece suite comprising a shower enclosure, low level WC and pedestal wash hand basin, uPVC frosted double glazed window to front.

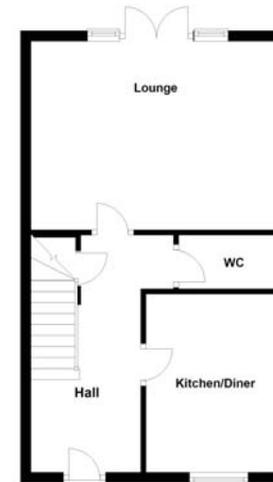
### Outside

The front of the property is mainly laid to lawn with a pathway leading to front entrance door. Rear garden, mainly laid to lawn with a patio area.

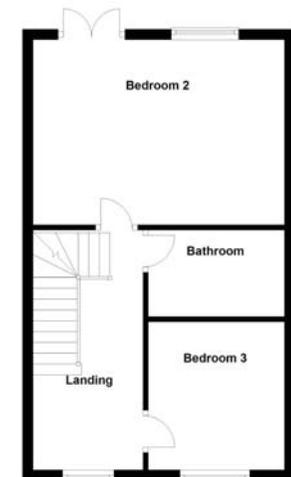
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- Call today to arrange your free valuation -

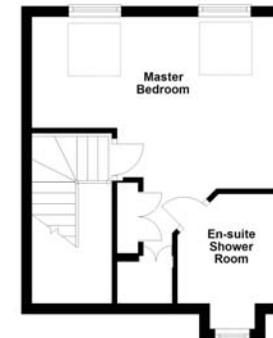
## Ground Floor



## First Floor



## Second Floor



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