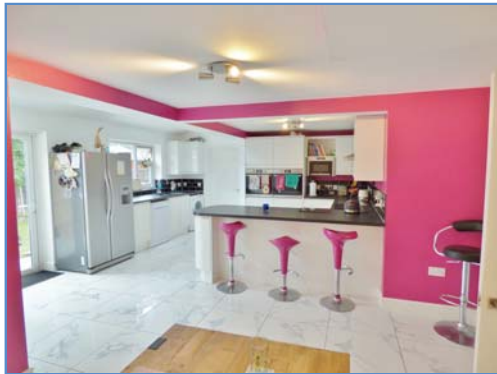
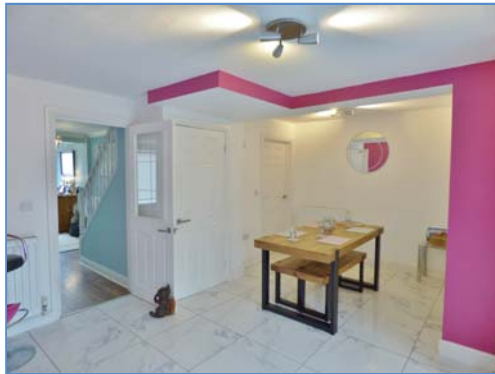


Welbeck Drive, Spalding, Lincolnshire, PE11 1PD.



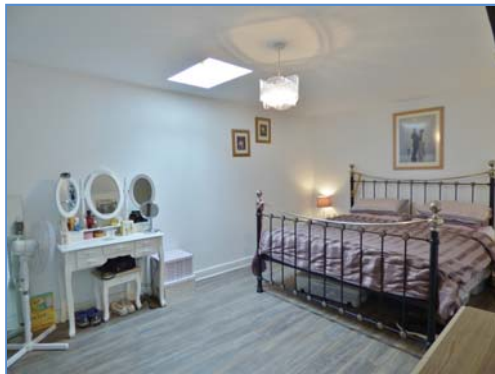
Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



Lounge



Bedroom



Rear Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Not energy efficient - lower running costs 100-110 A 80-100 B 65-80 C 55-65 D 45-55 E 35-45 F 25-35 G			Not environmentally friendly - lower CO ₂ emissions 100-105 A 85-95 B 70-85 C 55-70 D 40-55 E 25-40 F 10-25 G		
		73 82			68 78

England & Wales EU Directive 2002/91/EC

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 five bedroom family home located in Spalding.

Welbeck Drive, Spalding, Lincolnshire, PE11 1PD.

- EXTENDED DETACHED FAMILY HOME
- FIVE BEDROOMS
- FAMILY ROOM
- EN-SUITES
- REAR GARDEN

£325,000



T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S013

www.harrisonroseproperty.com

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

Ground Floor

Hall

Entrance door, stairs leading to landing, doors to:

Lounge 4.69m (15'5") x 3.73m (12'3") max

UPVC double glazed window to front, solid fuel burner, laminate flooring.

Kitchen/Diner 8.14m (26'9")max x 4.41m (14'6")max

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, breakfast bar adjoining, built-in Hotpoint ovens and four ring hobs with extractor hood over, plumbing for dishwasher, washing machine, built in storage cupboard, uPVC double glazed window to rear, bi-fold door to rear garden, further doors to:

Bedroom 4 5.46m (17'11") x 3.48m (11'5")

UPVC double glazed window to side, single radiator, door to:

En-suite

Fitted with a three piece suite comprising a shower cubicle, pedestal wash hand basin and low-level WC.

Family Room 5.19m (17') x 2.95m (9'8")

Single radiator, bi-fold door to rear garden, door to:

Bedroom 5 3.79m (12'5") x 2.88m (9'6")

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

En-suite Wet Room

Fitted with a three piece suite comprising a shower area with glass screen, vanity wash hand basin, close coupled WC and heated towel rail tiled surround, frosted uPVC double glazed window to front.

First Floor

Landing

UPVC double glazed window to side, single radiator, doors to:

Bedroom 1 3.88m (12'9") x 3.28m (10'9")

UPVC double glazed window to front, single radiator.

Bedroom 2 3.39m (11'1") x 3.28m (10'9")

UPVC double glazed window to rear, built-in storage cupboard, single radiator.

Bedroom 3 2.79m (9'2") max x 2.28m (7'6")

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to rear.

Outside

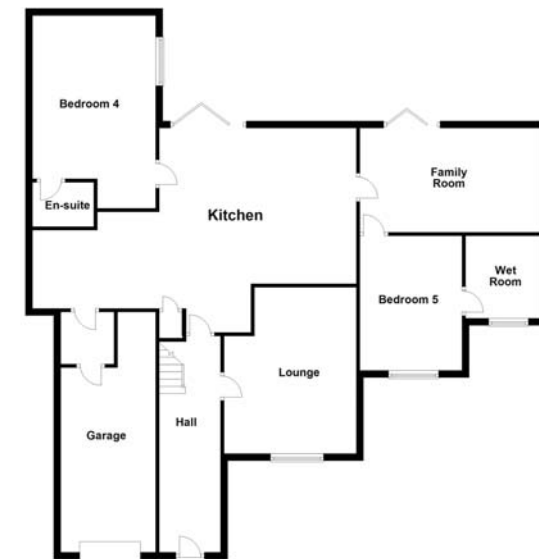
The front of the property is mainly laid to gravel with driveway leading to garage via an electronic door, pathway leading to front entrance door.

Rear garden, mainly laid to lawn with a patio area, a mixture of shrubs, bushes and mature trees to border, external lighting.

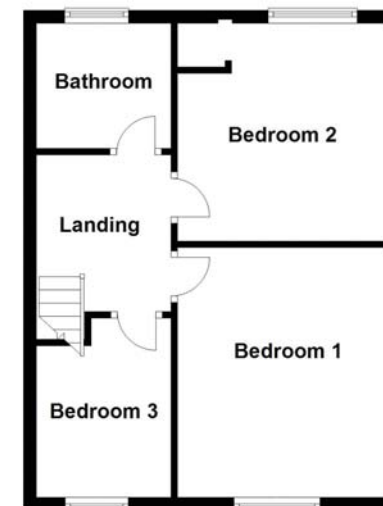
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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