

Swift Court, Spalding, Lincolnshire, PE11 2FZ.



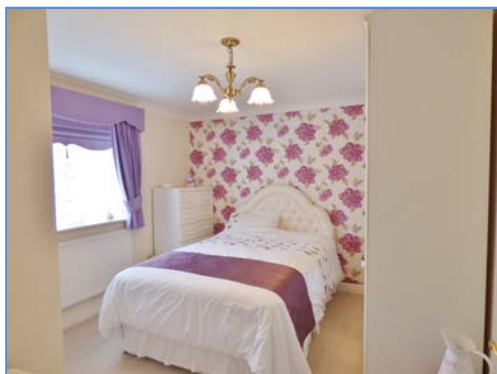
Lounge



Kitchen



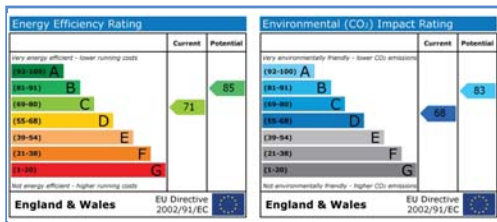
Conservatory



Bedroom



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



Detached three bedroom bungalow located in Spalding.

Swift Court, Spalding, Lincolnshire, PE11 2FZ.

- DETACHED BUNGALOW
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

£249,995



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Ref: S021

www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, coving to ceiling, single radiator, built-in storage cupboard, door to:

### Lounge

6.57m (21'7") x 3.89m (12'9")  
UPVC double glazed bay window to front, uPVC double glazed window to front, feature gas fireplace, single radiator, TV point, coving to ceiling.

### Kitchen/Breakfast Room

3.88m (12'9") x 3.84m (12'7")  
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge/freezer and dishwasher, hotpint stainless steel range style five burner gas hob with extractor hood over, double radiator, tiled flooring, double door to conservatory, door to:

### Utility

2.79m (9'2") x 1.69m (5'7")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to side, door to rear, further door to:

### WC

Fitted with three piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, frosted uPVC double glazed window to side.

### Conservatory

3.14m (10'4") x 3.45m (11'4")  
UPVC double glazed window surround, tiled flooring, double doors to rear garden.

### Bedroom 1

4.43m (14'6") x 3.13m (10'3")  
UPVC double glazed window to rear, fitted bedroom furniture, single radiator, TV point, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, uPVC frosted double glazed window to side.

### Bedroom 2

3.49m (11'5") max x 3.28m (10'9")  
UPVC double glazed window to front, single radiator, TV point, coving to ceiling, built-in wardrobe.

### Bedroom 3

3.49m (11'5") x 2.19m (7'2")  
UPVC double glazed window to side, single radiator, TV point, coving to ceiling.

### Bathroom

Fitted with a three suite comprising a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, single radiator, uPVC frosted double glazed window to rear.

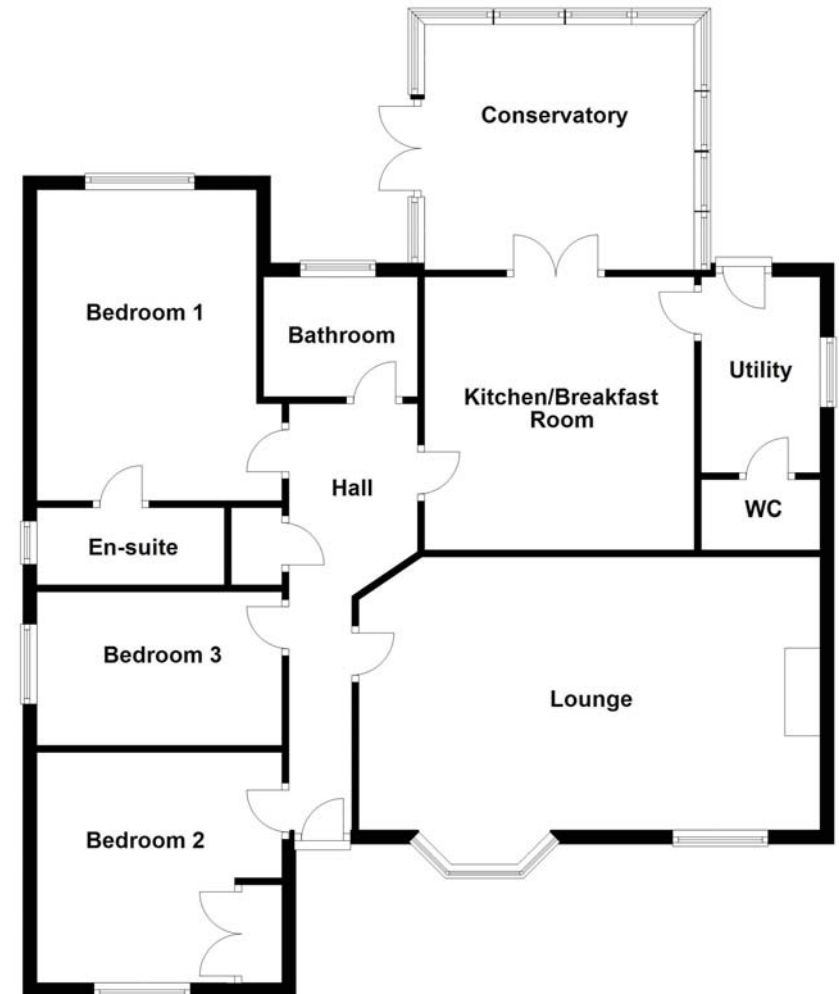
### Outside

The front of the property is mainly laid to lawn with a mixture of shrubs and bushes to border, pathway leading to front entrance door, driveway to the side leading to garage via an up and over door, side gate. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

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- Call today to arrange your free valuation -

Floorplan



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