

Sunflower Close, Spalding, Lincolnshire, PE11 1PY.



Kitchen



Lounge



Bedroom One



Bathroom



Rear Aspect

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
92-100 A		88	100-100 A		90
81-91 B			90-92 B		
69-80 C			80-90 C		77
55-68 D		75	70-80 D		
39-54 E			55-70 E		
21-38 F			45-55 F		
1-20 G			35-45 G		

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



Semi-detached two bedroom home located in Spalding.

Sunflower Close, Spalding, Lincolnshire, PE11 1PY.

- WELL PRESENTED
- SEMI-DETACHED FAMILY HOME
- TWO BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£154,995



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

Ref: S023

www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, stairs leading to landing, open plan to kitchen, doors to:

### Lounge

4.32m (14'2") x 3.27m (10'9")  
Two uPVC double glazed windows to rear, single radiator, French doors leading to rear garden.

### Kitchen

2.98m (9'9") x 2.47m (8'1")  
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in gas oven, built-in four ring gas hob with extractor hood over, space for fridge and freezer, radiator, uPVC double glazed window to front.

### WC

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

## First Floor

### Landing

Built-in cupboard, doors to:

### Bedroom 1

4.36m (14'4") x 3.85m (11')  
Two uPVC double glazed windows to front, built-in wardrobe, single radiator.

### Bedroom 2

3.27m (10'9") x 2.48m (8'2")  
UPVC double glazed window to rear, built-in wardrobe, single radiator.

### Bathroom

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

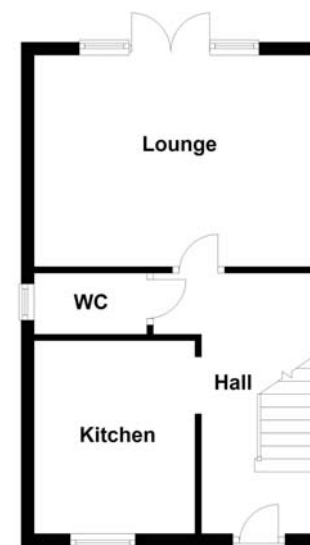
### Outside

The front of the property is enclosed via a curved hedge with pathway leading to front entrance door, lawn to the side. Driveway to the side of the property allowing for off road parking leading to garage via an up and over door. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external light.

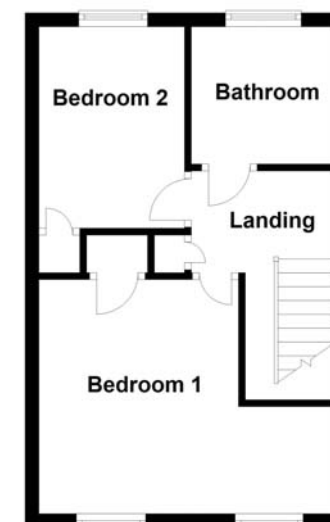
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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