

Holyrood Walk, Spalding, Lincolnshire, PE11 2RY.



Kitchen



Dining Room



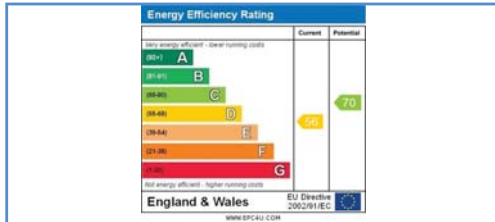
Lounge



Bathroom



Enclosed 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

FOR SALE



Semi-detached, three bedroom family home in Spalding.

Holyrood Walk, Spalding, Lincolnshire, PE11 2RY.

OFFERS OVER

£140,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- UTILITY ROOM
- DINING ROOM
- ENCLOSED REAR GARDEN



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Ref: S028

www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance door, stairs leading to landing, door to lounge, open plan to:

Kitchen 3.12m (10'3") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for oven, extractor hood over, two uPVC double glazed window to rear., open plan to:

Dining Room 2.64m (8'8") x 2.50m (8'2")

UPVC double glazed window to rear, single radiator, laminate flooring.

Utility Room 4.39m (14'5") max x 1.83m (6')

Fitted with a matching range of base units, space for washing machine and tumble dryer, uPVC double glazed window to side, door to rear garden, further door to:

WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin.

Lounge 4.12m (13'6") x 3.50m (11'6")

UPVC double glazed bay window to front, feature fireplace, double radiator.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 3.56m (11'8")max x 3.17m (10'5")

UPVC double glazed window to front, single radiator.

Bedroom 2 3.97m (13')max x 2.81m (9'3")

UPVC double glazed window to rear, single radiator.

Bedroom 3 2.63m (8'8") x 2.41m (7'11")

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath, vanity wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear.

Outside

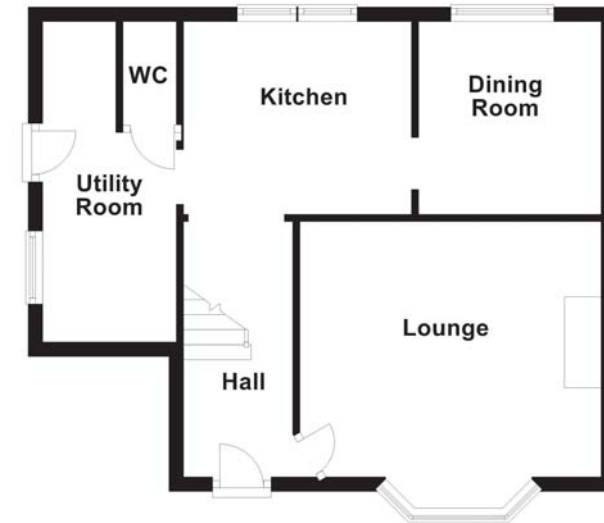
The front of the property is mainly laid to gravel with pathway leading to front entrance door, with side gate leading to rear garden. Enclosed rear garden, with patio and gravelled area access to outdoor brick store, external tap and lighting. To the rear of the garden there is an enclosed outdoor play area and lawn area, a mixture of shrubs, bushes and mature trees.

This property is of non-standard construction (precast reinforced concrete with brick outer skin) meaning that mortgage lending may be limited on this type of construction and may be more suited to a cash purchaser.

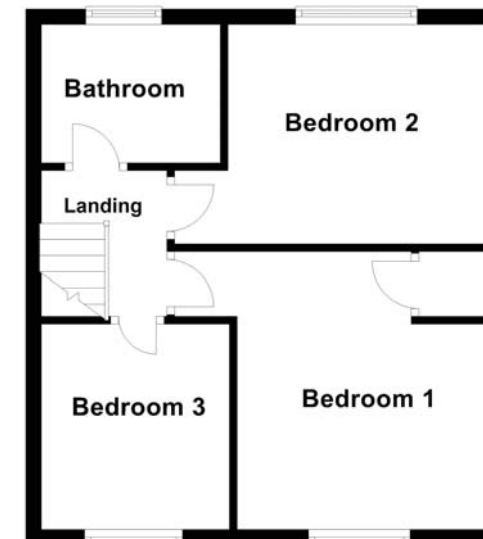
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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