

Welberry, The Raceground, Spalding, Lincs, PE11 3AP.



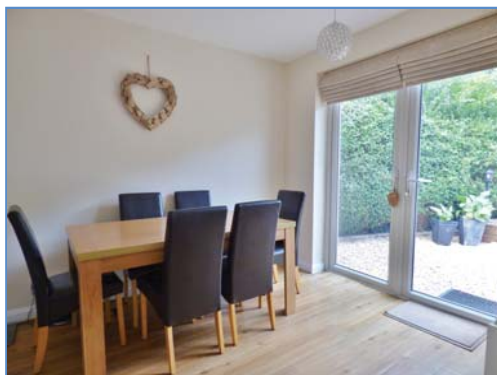
Kitchen/Diner



Lounge



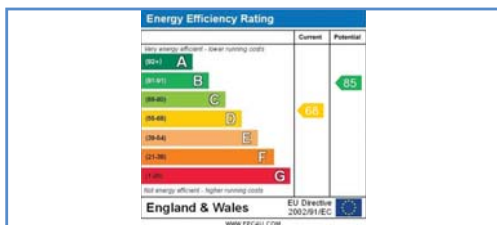
Bedroom 1



Dining Room/Bedroom 2



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Detached two bedroom bungalow located in Spalding.

Welberry, The Raceground, Spalding, Lincs, PE11 3AP.

- DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- GYM ROOM
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING

£225,000



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Ref: S029

www.harrisonroseproperty.com

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

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.

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Ground Floor

Hall

Entrance door, built-in storage cupboard, doors to:

Lounge 3.98m (13'1") x 3.92m (12'10")

UPVC double glazed window to front, single radiator.

Kitchen/Breakfast Room 3.98m (13'1") x 3.47m (11'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, integrated fridge and freezer, integrated oven, built-in four ring electric hob with extractor hood over, single radiator, built-in storage cupboard, uPVC double glazed window to rear and side, door to side of property.

Bedroom 1 3.92m (12'10") x 3.55m (11'8")

UPVC double glazed window to front, single radiator.

Dining Room/Bedroom 2 3.50m (11'6") x 2.65m (8'9")

Single radiator, built-in cupboard, uPVC double glazed double doors to rear garden.

Shower Room

Fitted with a three piece suite comprising shower area, pedestal wash hand basin and low-level WC tiled surround, single radiator, uPVC frosted double glazed window to rear.

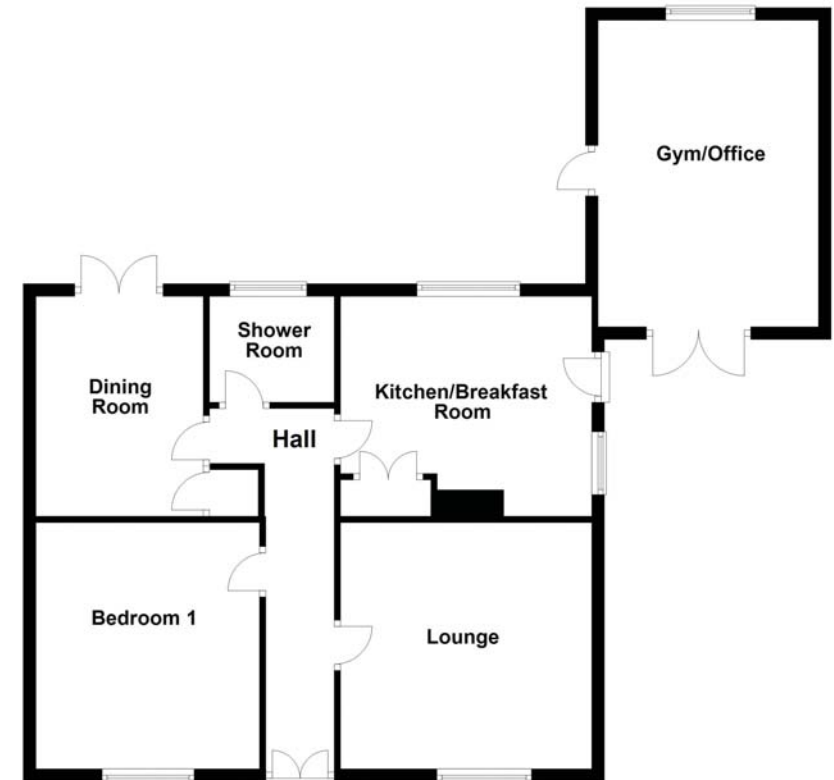
Outside

The front of the property is mainly laid to lawn with a pathway leading to front entrance door, driveway to the side leading to car port allowing for off road parking, double doors leading to **Gym/Office** 4.87m (16') x 3.50m (11'6") UPVC double glazed window to rear, door to rear garden. Enclosed low maintenance garden, mainly laid to gravel with a raised decking 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 -