

Cross Street, Spalding, Lincolnshire, PE11 2YQ.



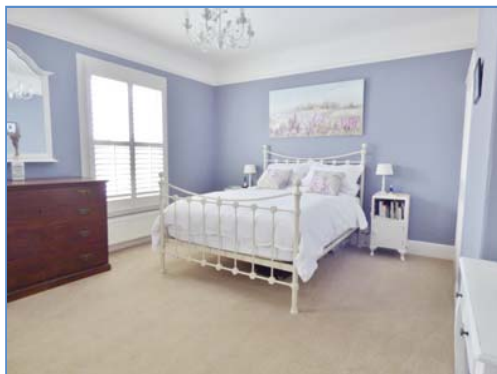
Sitting Room/ Snug



Lounge



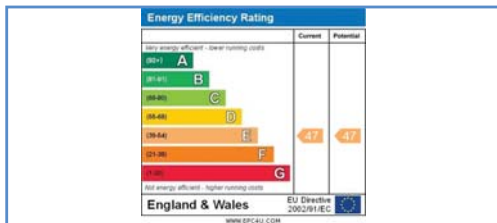
Kitchen/ Diner



Bedroom



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 Ltd

## FOR SALE



Semi-detached, three bedroom family home in Spalding.

Cross Street, Spalding, Lincolnshire, PE11 2YQ.

- VICTORIAN TOWNHOUSE
- ORIGINAL PERIOD FEATURES
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE
- NO FORWARD CHAIN

**£219,950**



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

Ref: S047

www.harrisonroseproperty.com

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## Ground Floor

### Hall

Entrance door, under stair storage cupboard, single radiators, stairs leading to landing, doors to:

**Lounge** 3.89m (12'9") x 3.65m (12')

UPVC double glazed box window to front, living flame gas fireplace, double and single radiator, TV point, shutters.

**Sitting Room/ Snug** 3.89m (12'9") x 3.05m (10')

Feature, living flame gas fireplace, uPVC double doors leading to rear garden.

**Kitchen/Diner** 5.95m (19'6") x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in fridge, freezer and dishwasher, built-in electric oven, built-in five ring gas hob with extractor hood over, double radiator, tiled flooring, ceiling spotlights, double doors leading to rear garden, three uPVC double glazed windows to side, door to:

**Utility** 2.59m (8'6") x 1.39m (4'7")

Fitted with matching eye level units with worktop space over, space for washing machine and tumble dryer, single radiator, tiled flooring, Velux window, exposed beams, uPVC double glazed window to side, door to:

### WC

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

## First Floor

### Landing

Double radiator, stairs leading to landing.

**Bedroom 1** 4.80m (15'9") x 3.88m (12'9")

Two uPVC double glazed windows to front, two double radiators, built-in storage cupboard, shutters.

**Bedroom 2** 3.90m (12'9") x 3.05m (10')

UPVC double glazed window to rear, double radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, built-in storage cupboard, two double radiators, tiled flooring, uPVC frosted double glazed window to rear.

## Second Floor

### Landing

Door to:

**Bedroom 3** 3.94m (12'11") x 3.06m (10') max

Window to front, radiator, double radiator, door to:

**Office** 2.63m (8'7") x 2.37m (7'9")

Velux window.

### Outside

The front of the property is enclosed via a dwarf wall, gate leading to front entrance door, gated side access. Enclosed rear garden with timber decking area for entertaining leading to lawned area edged with an array of shrubs and bushes, external tap and lighting, archway leading to enclosed vegetable patch with espaliered fruit trees, patio/ seating area, concrete shed base to the rear.

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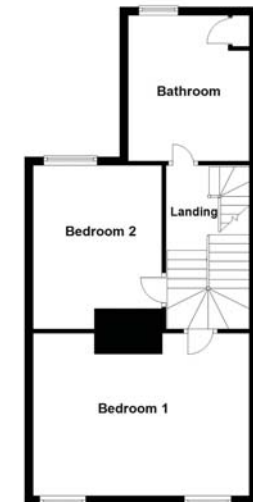
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- Call today to arrange your free valuation -

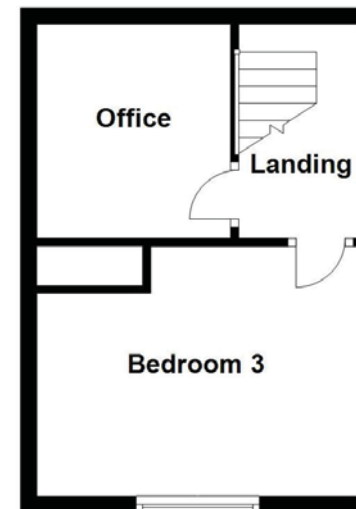
## Ground Floor



## First Floor



## Second Floor



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