

Park Road, Spalding, Lincolnshire, PE11 1QZ.



Kitchen



Lounge



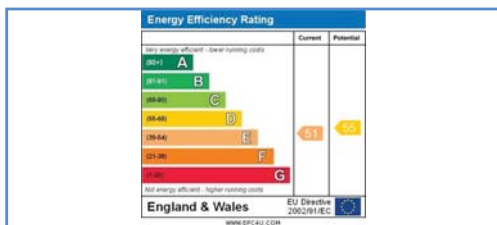
Dining Room



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.

Harrison Rose

Estate Agents

FOR SALE



Semi-detached, three bedroom family home in Spalding.

Park Road, Spalding, Lincolnshire, PE11 1QZ.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- OUTSIDE STUDIO/ OFFICE
- REAR GARDEN

£207,500



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Ref: S093

www.harrisonroseproperty.com

Ground Floor

Porch

Entrance door, mosaic flooring, further door to:

Hall

Single radiator, mosaic flooring, stairs leading to landing, doors to:

Lounge

3.98m (13'1")max x 3.78m (12'5")
UPVC double glazed bay window to front, feature gas fireplace, single radiator, laminate flooring, coving to textured ceiling, TV point, sliding doors to:

Dining Room

3.97m (13') x 3.79m (12'5")
Coving to textured ceiling, double radiator, laminate flooring, built-in storage cupboard, door to:

Kitchen

6.70m (22') max x 2.98m (9'9")
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 wine rack, double radiator, karndean flooring, window to side, two uPVC double glazed windows to side, doors to:

Utility

3.10m (10'2") x 1.76m (5'9")
Fitted with worktops, space for washing machine and tumble drier, single radiator, karndean flooring, window to front, two uPVC double glazed windows to side, door to rear garden.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, low-level WC and pedestal wash hand basin, heated towel rail, laminate flooring, uPVC frosted double glazed window to side.

First Floor

Landing

Single radiator, access to partly boarded loft with access via ladder, doors to:

Bedroom 1

4.57m (15') x 3.74m (12'3")
Built-in wardrobes, double radiator, two uPVC double glazed windows to front.

Bedroom 2

3.96m (13') x 3.17m (10'5")
UPVC double glazed window to rear, single radiator.

Bedroom 3

2.96m (9'8") x 2.08m (6'10")
UPVC double glazed window to side, coving to ceiling, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath, low level WC and pedestal wash hand basin, heated towel rail, tiled flooring, tiled surround, built-in storage cupboard, frosted window to side.

Outside

The front of the property is mainly laid to gravel allowing for off road parking, side gate leading to rear garden. Rear garden, mainly laid to lawn with a raised patio area, a mixture of shrubs and bushes to the side, pathway leading to brick built outdoor building / studio with access to power and lighting currently being used as two offices.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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