

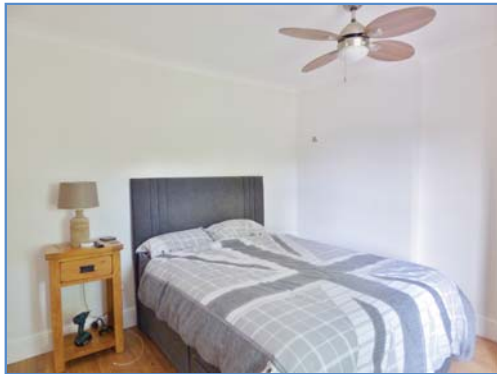
West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH.



Lounge



Kitchen/Diner



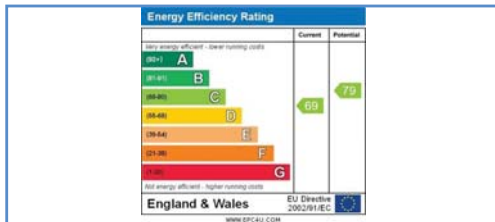
Bedroom



Inner Hall



Low Maintenance Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached, three bedroom family home located in Spalding.

West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH.

- DETACHED FAMILY HOME
- THREE BEDROOM FAMILY HOME
- STUDY AREA
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING

**£296,500**

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Ref: S102

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.  
Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82.

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## Ground Floor

### Entrance Hall

Two uPVC frosted double glazed windows to front, single radiator, stairs leading to landing, doors to:

**Lounge** 4.19m (13'9") x 4.19m (13'9")

UPVC double glazed box window to front, feature fireplace, single radiator, coving to ceiling, archway to:

**Study Area** 3.88m (12'9") x 2.24m (7'4")

Feature fireplace, coving to ceiling, archway to:

**Inner Hallway** 3.58m (11'9") x 3.56m (11'8")

Feature fireplace, radiator, oak flooring, coving to ceiling, archway to:

**Kitchen/Diner** 3.78m (12'5") x 3.35m (11')

Fitted with a matching base and eye level units with worktop space over eye level cupboards, stainless steel sink with mixer tap, space for dishwasher and cooker, single radiator, coving to ceiling, two uPVC double glazed windows to rear and side, sliding doors to rear garden, door to:

**Utility** 3.12m (10'3") x 2.29m (7'6")

Fitted with a matching base and eye level units, stainless steel sink with mixer tap, space for washing machine and tumble dryer, built-in boiler cupboard, single radiator, coving to ceiling, uPVC frosted double glazed window to rear, door to rear garden, further door to:

### Shower Room

Fitted with a three piece suite comprising, shower enclosure, low level WC and wash hand basin, tiled surround, coving to ceiling.

**Family Room/ Bedroom 4** 5.26m (17'3") max x 3.44m (11'4")

UPVC double glazed window to rear, single radiator.

## First Floor

### Landing

UPVC double glazed window to side, coving to ceiling, doors to:

**Bedroom 1** 3.78m (12'5") x 3.23m (10'7")

UPVC double glazed window to front, single radiator, coving to ceiling.

**Bedroom 2** 3.58m (11'9") x 3.55m (11'8")

UPVC double glazed window to side and rear, single radiator, coving to ceiling.

**Bedroom 3** 2.21m (7'3") x 2.06m (6'9")

UPVC double glazed window to front, radiator, coving to ceiling, door to:

### Bathroom

Fitted with a four piece suite comprising a bath with jets, separate shower, low level WC and wash hand basin, tiled surround, single radiator, heated towel rail, uPVC frosted double glazed window to rear.

### Outside

The front of the property is mainly laid to gravel allowing for off road parking, a mixture of shrubs and bushes to border. Low maintenance rear garden, mainly laid to paved with a decking area for outdoor seating, outside tap and lighting.

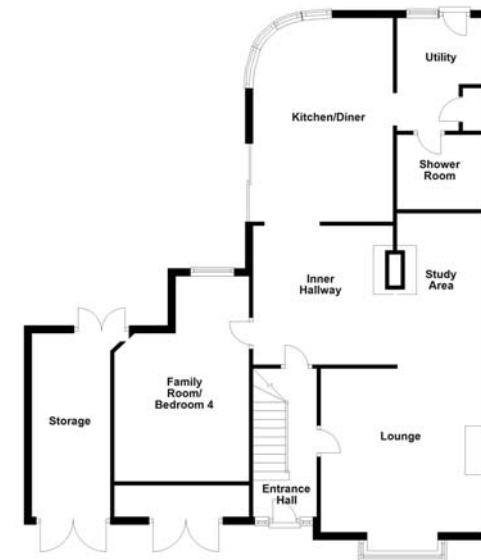
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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