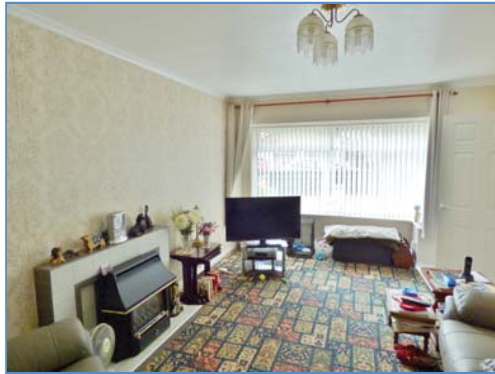


**Holburn Road, Spalding, Lincolnshire, PE11 2SS.**



**Kitchen**



**Lounge**



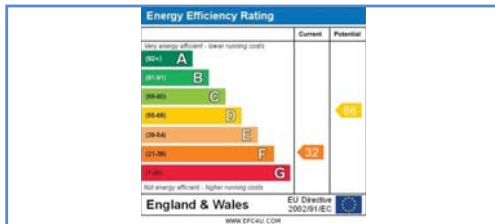
**Bedroom One**



**Garage & Off Road Parking**



**Rear Garden**



**Energy Performance Certificate**

# Harrison Rose

Estate Agents

## FOR SALE



Detached two bedroom bungalow located in Spalding.

**Holburn Road, Spalding, Lincolnshire, PE11 2SS.**

- DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£199,995**

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

Ref: S108

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

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## Ground Floor

### Entrance Hall

Entrance door, built-in storage cupboard, single radiator, door to:

**Lounge** 5.00m (16'5") max x 3.45m (11'4")

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

### Hall

Door to:

**Kitchen** 2.62m (8'7") x 2.59m (8'6")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink, fitted with oven/ grill with four ring gas hob, tiled surround, tiled flooring, door to:

**Conservatory** 2.96m (9'9") x 2.65m (8'8")

Window surround, sliding doors to rear garden.

**Bedroom 1** 3.84m (12'7") x 3.23m (10'7")

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

**Bedroom 2** 2.90m (9'6") x 2.84m (9'4")

UPVC double glazed window to rear, radiator, coving to ceiling.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin, heated towel rail, uPVC frosted double glazed window to side.

### Outside

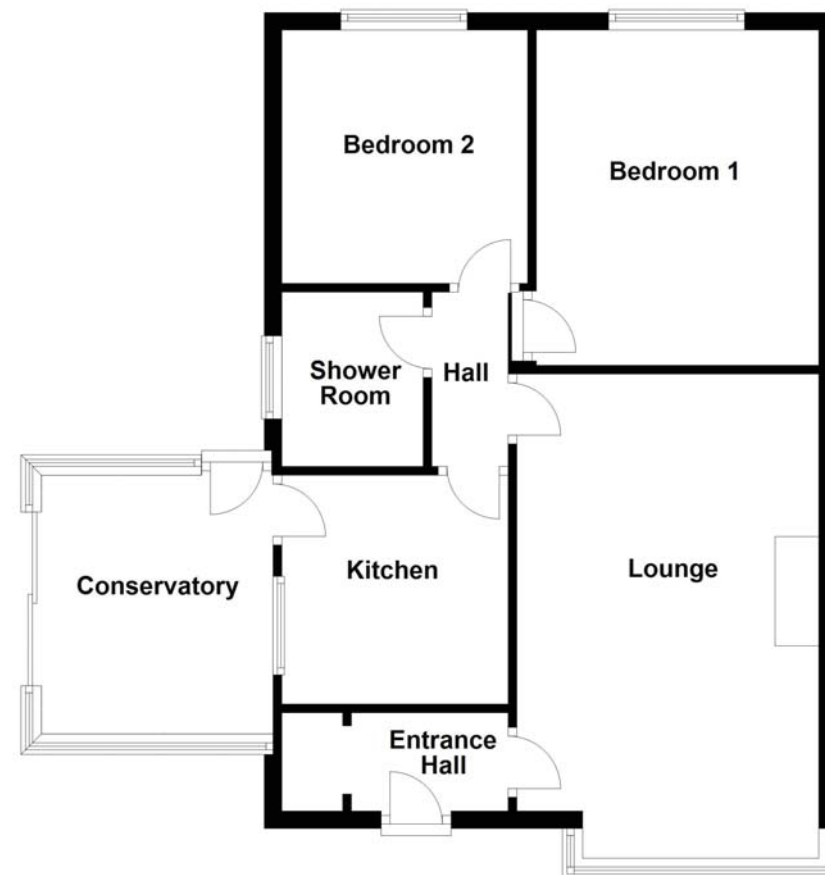
The front of the property is mainly laid to gravel with pathway leading to front entrance door. Access to garage via an up and over door with parking out the front. Rear garden comprising a patio area allowing for seating, lawn to the side with a mixture of shrubs and bushes to border.

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- Call today to arrange your free valuation -

Floorplan



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