

Gore Lane, Spalding, Lincolnshire, PE11 1BN.



Lounge/Diner Aspect 1



Lounge/Diner Aspect 2



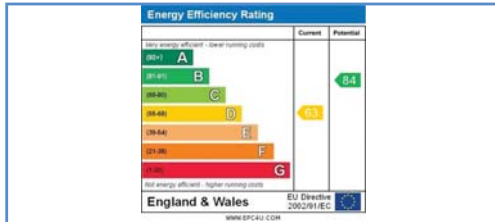
Kitchen



Bedroom



Low Maintenance 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 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.

# Harrison Rose

Estate Agents

## FOR SALE



Mid-terrace, two bedroom family home located in Spalding.

Gore Lane, Spalding, Lincolnshire, PE11 1BN.

- MID-TERRACE FAMILY HOME
- TWO BEDROOMS
- SHOWER ROOM
- LOW MIANTENANCE GARDEN
- NO FORWARD CHAIN

**£125,000**

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

Ref: S111

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

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## Ground Floor

**Lounge/Diner** 6.35m (20'10") x 3.56m (11'8")

Entrance door, uPVC double glazed window to front, electric storage heater, stairs leading to landing, ceiling spotlights, door to:

**Kitchen** 3.15m (10'4") x 2.05m (6'9")

Fitted with a matching range of base units, sink with mixer tap, space for cooker, uPVC double glazed window to side, tiled flooring, door to rear garden, door to:

## Shower Room

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

## First Floor

### Landing

Door to:

**Bedroom 1** 3.56m (11'8") x 2.92m (9'7")

UPVC double glazed window to front, single radiator, laminate flooring.

**Bedroom 2** 3.10m (10'2") x 2.67m (8'9")

UPVC double glazed window to rear, built-in storage cupboard, single radiator, laminate flooring.

## Outside

Low maintenance rear garden, mainly laid to paved with access to shed.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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