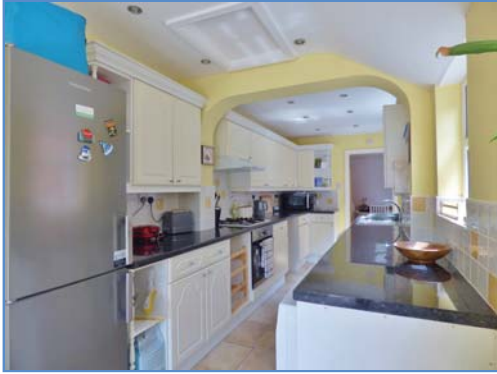


Stonegate, Spalding, Lincolnshire, PE11 2PH.



Kitchen



Dining Room



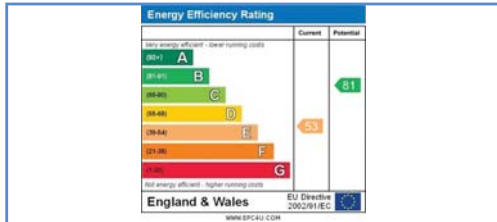
Lounge



Bedroom One



Rear View



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached, two bedroom family home in Spalding.

Stonegate, Spalding, Lincolnshire, PE11 2PH.

- SEMI-DETACHED FAMILY HOME
- TWO BEDROOMS
- DINING ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

**£174,995**

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.

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Ref: S118

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## Ground Floor

### Entrance Hall

Entrance door, built-in storage cupboard, stairs leading to landing, opening to:

### Lounge 3.88m (12'9") x 3.40m (11'2")

UPVC double glazed bay window to front, feature decorative fireplace, laminate flooring, double radiator.

### Dining Room 3.88m (12'9") x 3.37m (11'1")

UPVC double glazed window to rear with feature, double radiator, coving to ceiling, laminate flooring, built-in storage cupboard, opening to:

### Kitchen 7.45m (24'5") x 2.03m (6'8")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, wall mounted gas boiler, double radiator, access to loft, three uPVC double glazed windows to side, uPVC French double doors to rear garden.

## First Floor

### Landing

Built-in storage cupboard, access to loft, doors to:

### Bedroom 1 3.88m (12'9") x 3.40m (11'2")

UPVC double glazed window to front and side, feature decorative fireplace, double radiator, coving to ceiling, built-in storage cupboard.

### Bedroom 2 3.38m (11'1") x 2.59m (8'6")

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

### Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, vanity wash hand basin and low level WC, shaver light, heated towel rail, tiled surround, uPVC frosted double glazed window to rear.

### Outside

The front of the property is mainly laid to gravel allowing for off road parking, external light, pathway leading to side gate to front entrance door. Enclosed rear garden, mainly laid to lawn with a patio area, pathway leading to access to storage shed.

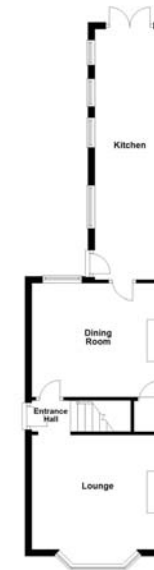
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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