

Welbeck Drive, Spalding, Lincolnshire, PE11 1PD.



Kitchen



Lounge/Diner Aspect 1



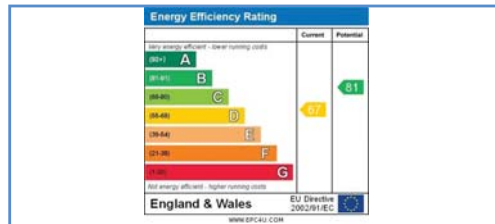
Lounge/Diner Aspect 2



Bedroom One



Rear Aspect



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 Ltd

FOR SALE



Detached three bedroom family home located in Spalding.
 Welbeck Drive, Spalding, Lincolnshire, PE11 1PD.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/ BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

£252,995



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

Ref: S119

www.harrisonroseproperty.com

Ground Floor

Porch

Entrance door, uPVC double glazed window to front and side, sliding doors to:

Hall

Single radiator, stairs leading to landing, doors to:

Lounge/Diner 7.25m (23'9") x 3.75m (12'4") max

UPVC double glazed window to front and rear, feature fireplace, two double radiators, coving to ceiling.

Kitchen 3.46m (11'4") max x 2.55m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in Neff double oven, Neff four ring hob with extractor fan over, built-in Neff dishwasher, built-in Neff washer dryer, built-in AEG freezer, built-in storage cupboard, uPVC double glazed window to rear, open plan to:

Breakfast Room 3.08m (10'1") x 2.48m (8'2")

UPVC double glazed window to side, built-in fridge, ceiling spotlights, double radiator, door to:

Rear Lobby:

Door to rear garden, door to:

WC

Fitted with a three piece suite comprising a low-level WC and pedestal wash hand basin.

First Floor

Landing

Doors to:

Bedroom 1 3.88m (12'9") x 3.36m (11')

UPVC double glazed window to front, single radiator.

Bedroom 2 3.36m (11') max x 3.27m (10'9")

UPVC double glazed window to rear, single radiator, built-in airing cupboard.

Bedroom 3 2.34m (7'8") max x 2.26m (7'5")

UPVC double glazed window to front, single radiator.

Shower Room

Fitted with a three piece suite, comprising a shower enclosure, low level WC and pedestal wash hand basin, uPVC glazed window to rear.

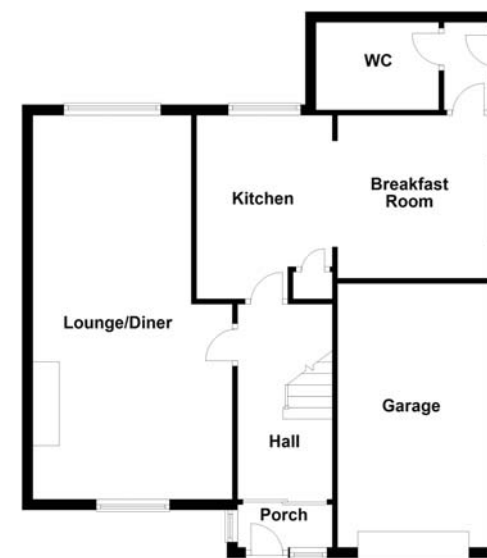
Outside

The front of the property is mainly laid to paved allowing for ample off road parking, access to garage via an up and over door, lawn to the side, side gate. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, pathway leading to the rear, external tap and lighting.

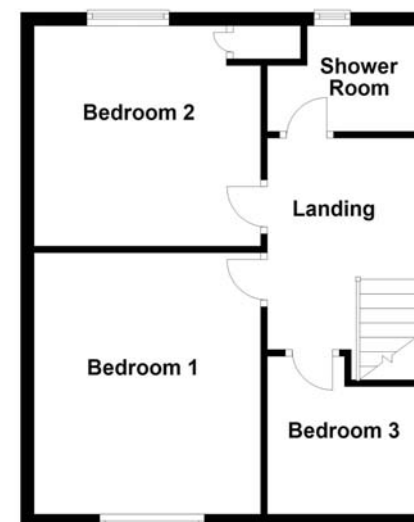
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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