

Abbots Way, Spalding, Lincolnshire, PE11 1JS.



Kitchen



Dining Room



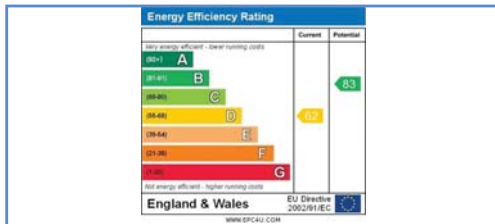
Lounge



Bedroom



Rear Aspect



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, four bedroom family home located in Spalding.

Abbots Way, Spalding, Lincolnshire, PE11 1JS.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING AREA
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

£289,950

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: S134

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Ground Floor

Porch

Entrance door, sliding doors to:

Entrance Hall

Entrance door, single radiator, stairs leading to landing, doors to:

Lounge 4.48m (14'8") x 3.73m (12'3") max

UPVC double glazed window to front, feature gas fireplace, double radiator, coving to textured ceiling, archway to:

Dining Room 3.57m (11'9") x 2.97m (9'9")

Two uPVC double glazed windows to rear, coving to textured ceiling, door rear garden, further door to:

Kitchen 5.20m (17'1") x 2.77m (9'1")

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge and cooker, coving to textured ceiling, door to rear garden, access to larder 5.20m (17'1") x 2.77m (9'1").

WC

Fitted with a two piece suite comprising a pedestal wash hand basin and low level WC, tiled splashback.

First Floor

Landing

UPVC double glazed window to front, access to loft, doors to:

Bedroom 1 3.44m (11'4") x 3.11m (10'3")

UPVC double glazed window to front, single radiator.

Bedroom 2 3.91m (12'10") x 3.60m (11'10") max

UPVC double glazed window to front, two single radiators.

Bedroom 3 3.60m (11'10") x 3.57m (11'9")

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

Bedroom 4 2.88m (9'5") x 2.25m (7'5")

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

Bathroom

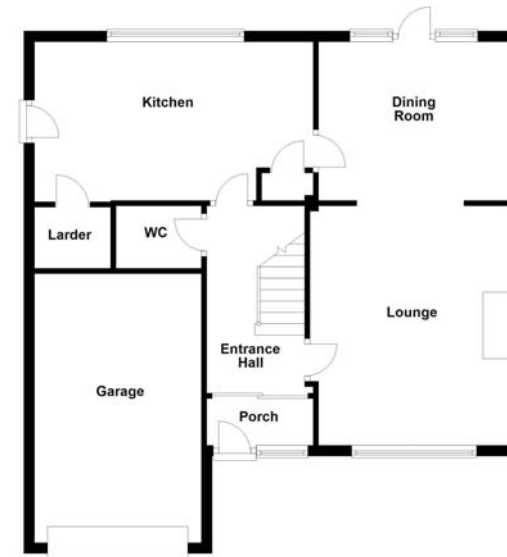
Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, single radiator, uPVC frosted double glazed window to rear.

Outside

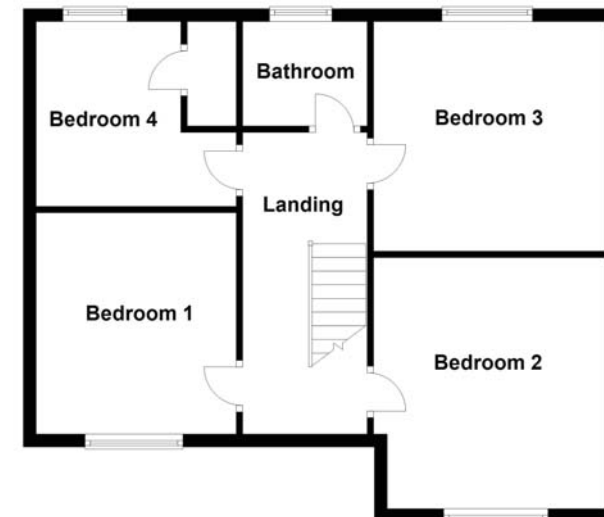
The front of the property has a lawned area with a mixture of shrubs and bushes to border, driveway to the side of the property allowing for off road parking, with access to garage 5.04m (16'6") x 3.11m (10'3") via an up and over door. Enclosed mainly laid to lawn with a patio area, external tap and lighting.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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