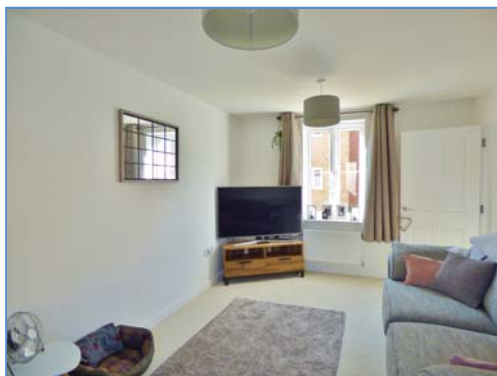


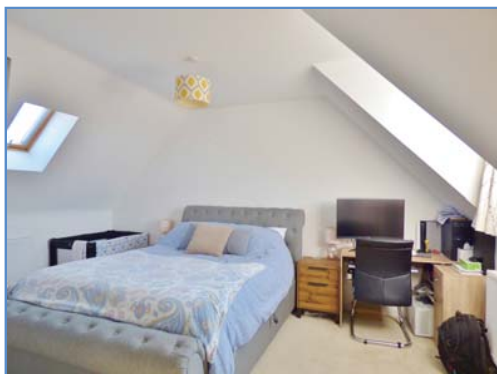
Whyburn Close, Spalding, Lincolnshire, PE11 3GS.



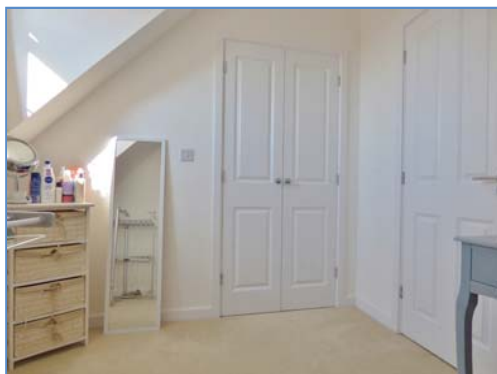
Kitchen/Diner



Lounge



Bedroom One



Dressing Room



Rear Aspect



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Well presented detached three bedroom home in Spalding.

Whyburn Close, Spalding, Lincolnshire, PE11 3GS.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

**£250,000**

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## Ground Floor

### Entrance Hall

UPVC double glazed window to rear, built-in storage cupboard, double radiator, stairs leading to landing, doors to:

**Lounge** 4.69m (15'5") x 3.14m (10'4")

UPVC double glazed window to front, two double radiators, uPVC double glazed double doors leading to rear garden.

**Kitchen/Dining Room** 6.63m (21'9")max x 2.77m (9'1") max

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fitted with eye level Zanussi double oven/grill, Zanussi four ring gas hob with extractor hood over, built-in fridge/freezer and dishwasher, two double radiators, concealed wall mounted gas boiler, spotlights, uPVC double glazed window to front, double doors to rear garden.

### WC

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

## First Floor

### Landing

Double radiator, stairs leading to second floor landing, doors to:

**Bedroom 2** 4.69m (15'5") x 3.14m (10'4") max

UPVC double glazed window to front and rear, two double radiators.

**Bedroom 3** 4.72m (15'6") x 2.77m (9'1")

UPVC double glazed window to front and rear, two double radiators.

### Bathroom

Fitted with a three piece suite comprising a deep panelled bath with hand held shower, pedestal wash hand basin and low level WC, heated towel rail, tiled splashbacks, uPVC frosted double glazed window to front.

## Second Floor

### Landing

Skylight, doors to:

**Bedroom 1** 5.04m (16'7")max x 4.69m (15'5")max

UPVC double glazed window to front, skylight window to rear, TV point, built-in airing cupboard, two double radiators, opening to:

### Dressing Area

UPVC double glazed window to front, built-in wardrobe, door to:

### En-suite

Fitted with a three piece suite comprising a double shower enclosure, pedestal wash hand basin and low level WC, shaver point, heated towel rail, extractor fan, uPVC double glazed velux window to rear.

### Outside

The front of the property is mainly laid to paved with pathway leading to front entrance door, driveway to the side leading to garage via an up and over door, side gate. Enclosed rear garden, comprising a lawned area, double doors from the lounge leading to patio area with decorative gravel to border, external light.

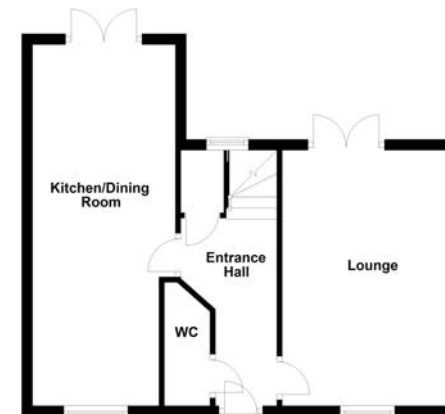
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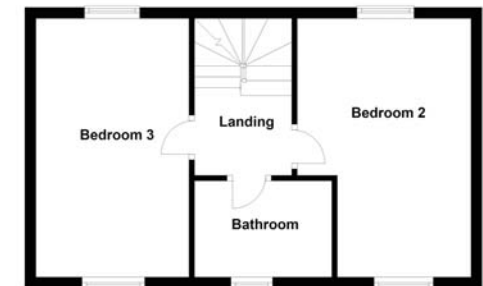
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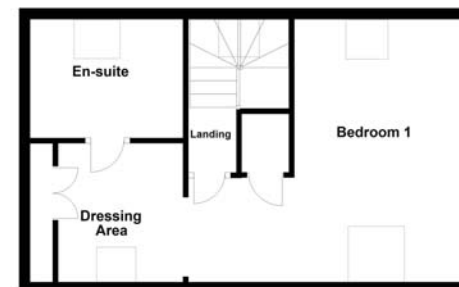
## Ground Floor



## First Floor



## Second Floor



This floorplan has been drawn for illustration purposes only. Perspective purchasers should seek independent confirmation.

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