

Mears Court, Spalding, Lincolnshire, PE11 1WL.



Kitchen/ Living Room Aspect 1



Kitchen/ Living Room Aspect 2



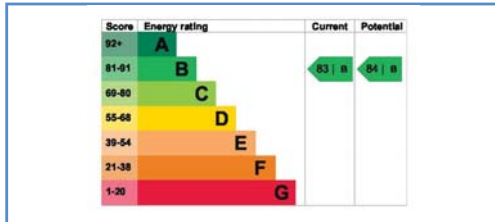
Bedroom One



Re-fitted Family Bathroom



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Modern three bedroom town house located in Spalding.

Mears Court, Spalding, Lincolnshire, PE11 1WL.

- MODERN TOWN HOUSE
- THREE BEDROOMS
- RE-FITTED FAMILY BATHROOM
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN

**£225,000**

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: S141

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

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## Ground Floor

### Entrance Hall

Entrance door, built-in storage cupboard, single radiator, spotlights, coving to ceiling, stairs leading to landing, doors to:

**Bedroom 3/Office** 2.05m (6'9") x 3.09m (10'2")

UPVC double glazed window to side, double radiator, coving to ceiling, door to:

**Utility Cloakroom** 1.72m (5'8") x 1.70m (5'7")

Fitted with a matching base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, vent for tumble dryer, fitted with a two piece suite comprising a wash hand basin and low level WC, heated towel rail, coving to ceiling, wall mounted gas boiler, uPVC frosted double glazed window to side.

## First Floor

### Landing

UPVC double glazed window to side, double radiator, stairs leading to second floor landing, doors to:

**Kitchen/ Living Room** 7.02m (23') max x 4.20m (13'9") max

Fitted with a matching base and eye level units with worktop space over, sink with mixer tap, fitted oven, four ring induction hob with extractor hood over, space for fridge/freezer and dishwasher, TV point, coving to ceiling, two double radiators, three uPVC double glazed windows to side, uPVC double glazed window to front.

### WC

Fitted with a two piece suite comprising a low-level WC and pedestal wash hand basin, tiled splashback, coving to ceiling, uPVC frosted double glazed window to side.

## Second Floor

### Landing

UPVC double glazed window to side, built-in storage cupboard, double radiator doors to:

**Bedroom 1** 3.96m (13') x 3.08m (10'1")

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

**Bedroom 2** 3.08m (10'1") x 2.97m (9'9") plus 0.39m (1'3") x 0.39m (1'3")

UPVC double glazed window to side and front, double radiator, coving to ceiling.

### Bathroom

Recently re-fitted with a four piece suite comprising a deep panelled bath, shower cubicle, wash hand basin and low level WC, heated flooring, heated towel rail, tiled surround, spotlights, uPVC frosted double glazed window to side.

### Outside

The front of the property is laid to decorative gravel with pathway leading to front entrance door, side gate leading to rear garden and allocated off road parking to the front. Enclosed rear garden, mainly laid to lawn with timber decking area to the side, access to shed to the rear.

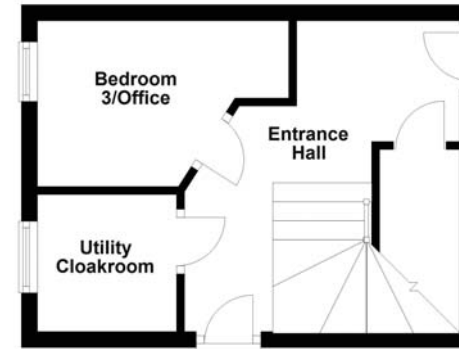
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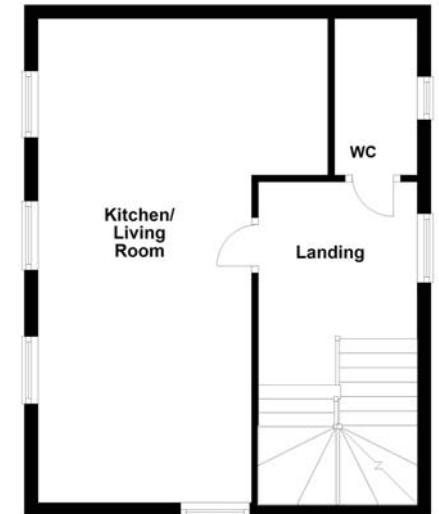
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- Call today to arrange your free valuation -

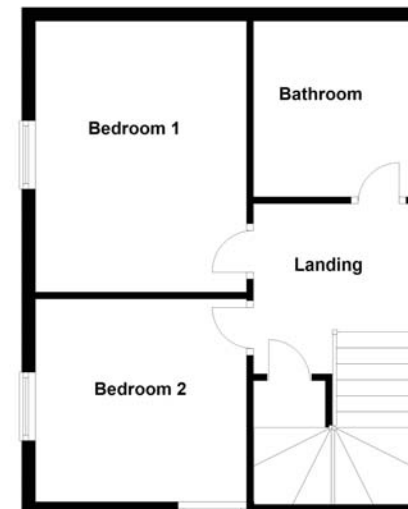
## Ground Floor



## 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 -