

West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH.



Kitchen



Lounge



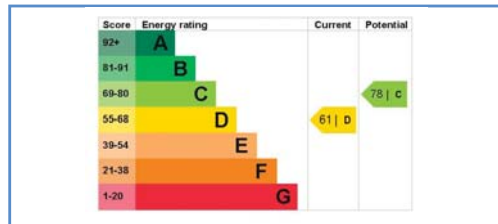
Garden Room



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, three bedroom bungalow located in Spalding.

West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH.

- DETACHED BUNGALOW
- THREE BEDROOMS
- GARDEN ROOM
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING

£274,995

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Ref: S151

www.harrisonroseproperty.com

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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Ground Floor

Porch

Two uPVC double glazed windows to side, door to:

Hall

Laminate flooring, single radiator, doors to:

Lounge 3.45m (11'4")max x 3.43m (11'3")max

UPVC double glazed window to front, feature log burner, built-in airing cupboard, radiator, coving to ceiling.

Kitchen/Diner 5.49m (18')max x 3.45m (11'4") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for cooker, laminate flooring, double radiator, ceramic tiled floor and laminate flooring to dining area, spotlights, two uPVC double glazed windows to the side, door to:

Garden Room 2.79m (9'2) x 2.59m (8'6")

UPVC double glazed window surround, sliding door leading to the side of property, double doors leading to rear garden.

WC

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

Bedroom 1 3.48m (11'5")max x 3.43m (11'3") max

UPVC double glazed window to front, built-in wardrobe, double radiator.

Bedroom 2 3.48m (11'5") x 3.26m (10'8")

UPVC double glazed window to side, overhead storage, radiator.

Bedroom 3 3.06m (10') x 2.91m (9'7")

UPVC double glazed window to rear, built- in storage cupboard.

Shower Room

Fitted with a three piece suite comprising a double shower, low-level WC, wash hand basin storage under, frosted uPVC double glazed window to rear.

Outside

The front of the property is mainly laid to granite chippings allowing for ample off road parking, with pathway leading to front entrance door, side gate. Enclosed rear garden, laid to lawn with a patio area, wooden decking area allowing for further seating, pathway leading to rear with access to shed, summer house and outside laundry/ utility room, a mixture of shrubs and bushes.

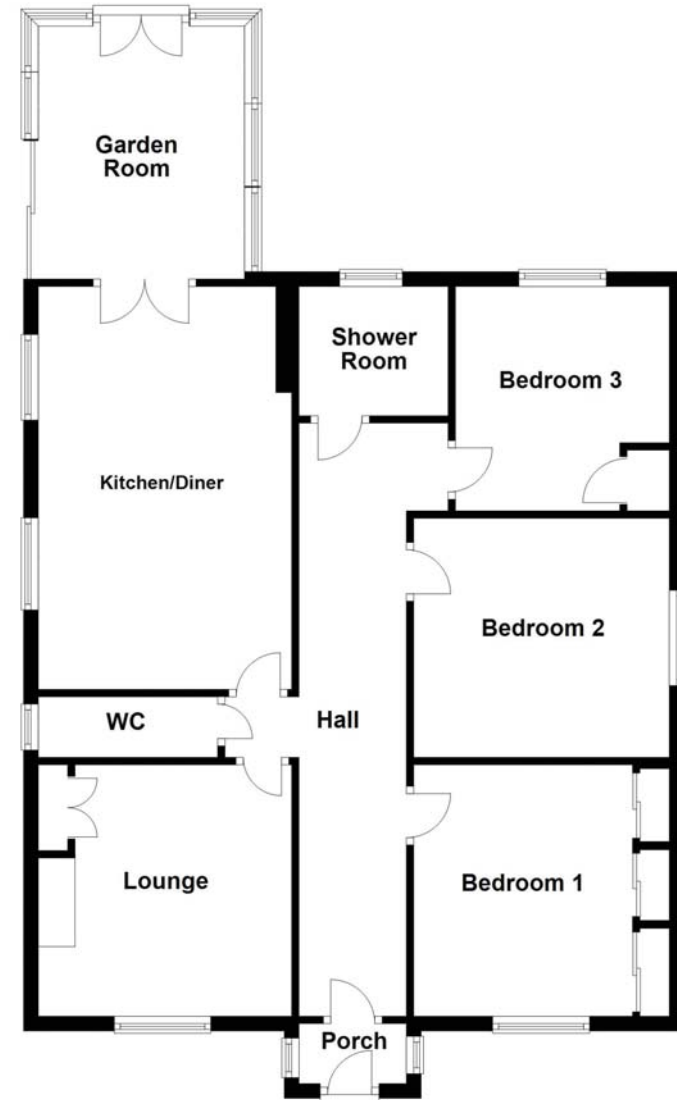
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- Call today to arrange your free valuation -

Floorplan



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

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