

Queens Road, Spalding, Lincolnshire PE11 2HZ



Lounge



Kitchen / Diner



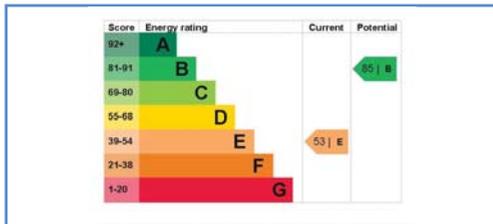
Kitchen / Diner



Bedroom 1



Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Three bedroom terrace home with parking & double glazing.

Queens Road, Spalding, Lincolnshire PE11 2HZ

- TERRACE HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- KITCHEN / DINER
- IDEAL FIRST HOME

£149,995

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: S166

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Ground Floor

Hall

uPVC double glazed entrance door, stairs leading to first floor landing, door to:

Lounge 3.60m (11'10") max x 3.32m (10'11")

UPVC double glazed window to front, gas fire with feature surround, laminate flooring, coving to textured ceiling, door to:

Kitchen/Diner 4.55m (14'11") x 3.56m (11'8")

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer and mixer tap, space for fridge, freezer, dishwasher and washing machine, built-in double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, ceramic tiled flooring, textured ceiling, door to:

Lobby

Ceramic tiled flooring, uPVC double glazed side door to garden, door to:

Bathroom

Fitted with a four piece suite comprising bath, pedestal wash hand basin, shower enclosure with fitted electric shower over, close coupled WC, tiled surround, uPVC frosted double glazed window to side, ceramic tiled flooring, coving to textured ceiling, wall mounted gas boiler.

First Floor

Landing

Access to loft area, door to:

Bedroom 1 4.55m (14'11") max x 3.30m (10'10") max

Two uPVC double glazed windows to front, built-in over-stairs storage cupboard, textured ceiling, built in wardrobes to one wall providing hanging space and storage.

Bedroom 2 3.73m (12'3") x 2.24m (7'4")

UPVC double glazed window to rear.

Bedroom 3 2.76m (9'1") x 2.21m (7'3")

UPVC double glazed window to rear.

OUTSIDE:

To the front, tarmac driveway to the front providing off-road parking area for several cars. The rear garden is enclosed by wooden fencing with paved area, wooden shed, outside cold water tap.

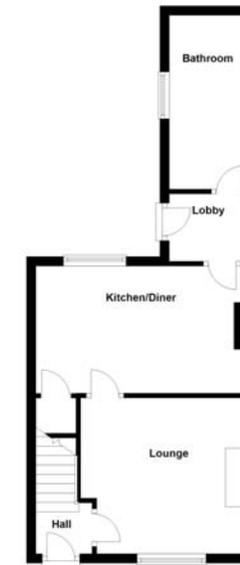
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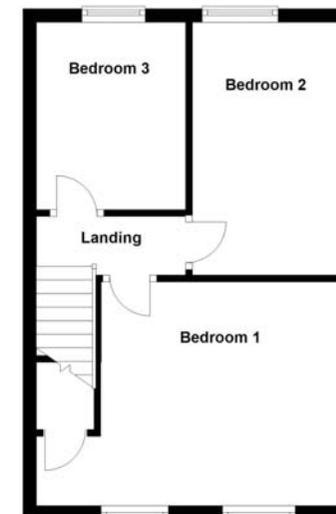
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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

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