

South Eaubank, Throckenholt, Spalding, PE12 0QW.



Kitchen



Lounge



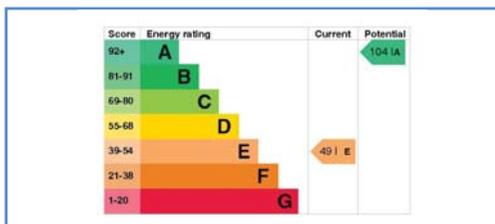
Dining Room



Bedroom One



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Semi-detached, two bedroom family home in Throckenholt.

South Eaubank, Throckenholt, Spalding, PE12 0QW.

- SEMI- DETACHED FAMILY HOME
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE/ WORKSHOP & OFF ROAD PARKING
- NO FORWARD CHAIN

£185,000

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Ref: S172

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

Hall

Entrance door, stairs leading to landing, door to:

Lounge 3.66m (12') x 3.32m (10'11")

UPVC double glazed window to front, double radiator, laminate flooring, coving to ceiling, door to:

Dining Room 4.25m (13'11")max x 3.68m (12'1") max

UPVC double glazed window to side, double radiator, laminate flooring, TV point, coving to ceiling, built-in storage cupboard, archway to:

Kitchen 3.04m (10') x 2.77m (9'1")

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, space for cooker, window to side, tiled flooring, opening to side lobby, door to:

Shower Room

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and low-level WC, tiled splashbacks, plumbing for washing machine, wall mounted gas boiler, uPVC frosted double glazed window to rear, door to:

Side Lobby

UPVC double glazed window to rear and two uPVC double glazed windows to side, water tap, door to side of property.

First Floor

Landing

Doors to:

Bedroom 1 3.68m (12') x 3.40m (11'1")

UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling, built-in cupboard, door to:

Bedroom 2 3.68m (12'1")max x 2.38m (7'10")max

UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, low-level WC and pedestal wash hand basin, heated towel rail, uPVC frosted double glazed window to side.

Outside

The front of the property allows for ample off road parking with access to **Garage/ Workshop** 4.91m (16'1") max x 8.91m (29'3")max via wooden double doors, side door to rear garden.

Rear garden, mainly laid to lawn with a patio area, and gravelled area to the side. Benefitting from field views to the rear.

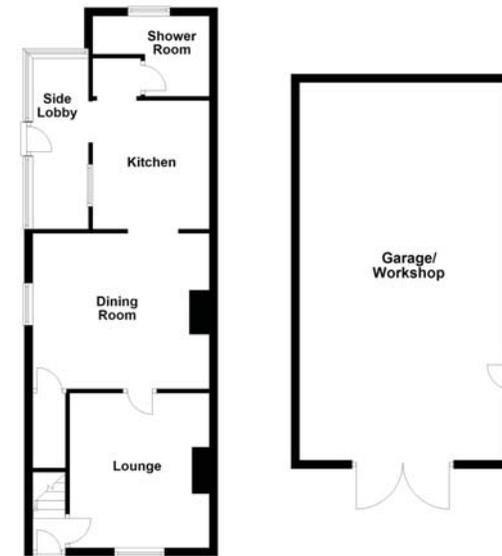
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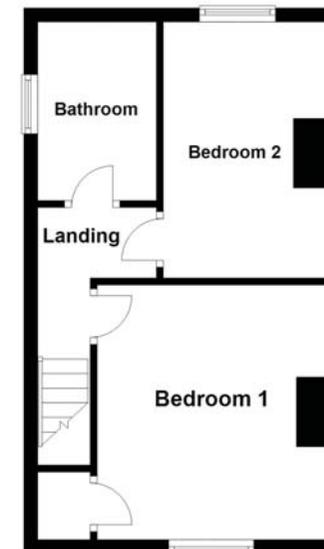
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- Call today to arrange your free valuation -

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 -