

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](http://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

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.

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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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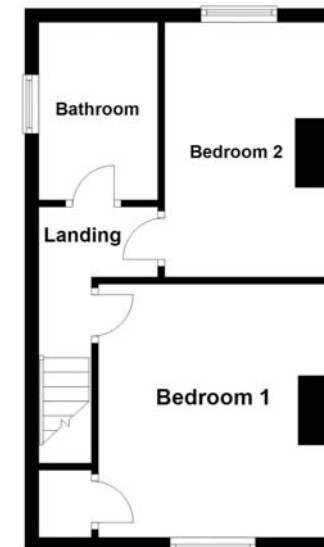
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- Call today to arrange your free valuation -

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 -