

St Annes Way, Spalding, Lincolnshire, PE11 3PN.



Lounge/diner Aspect 1



Lounge/diner Aspect 2



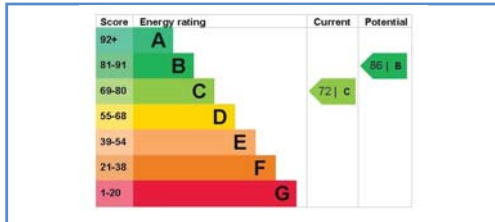
Kitchen



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached, three bedroom family home in Spalding.

St Annes Way, Spalding, Lincolnshire, PE11 3PN.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£234,995**

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: S184

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## Ground Floor

### Hall

Entrance door, built-in storage cupboard, double radiator, stairs leading to landing, doors to:

### Kitchen 2.84m (9'4") x 2.56m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, four ring gas hob with oven and grill below, uPVC double glazed window to front.

### Lounge/Diner 6.25m (20'6") x 2.56m (8'5")

UPVC double glazed window to rear, radiator, double door doors leading to rear garden.

### WC

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

## First Floor

### Landing

Built-in airing cupboard, access to loft, doors to;

### Bedroom 1 3.90m (12'9") x 3.21m (10'6") max

Two uPVC double glazed windows to rear, radiator.

### Bedroom 2 3.18m (10'5") x 2.82m (9'3")

UPVC double glazed window to front, radiator.

### Bedroom 3 2.38m (7'10") x 2.25m (7'5")

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, radiator, two uPVC frosted double glazed windows to front.

### Outside

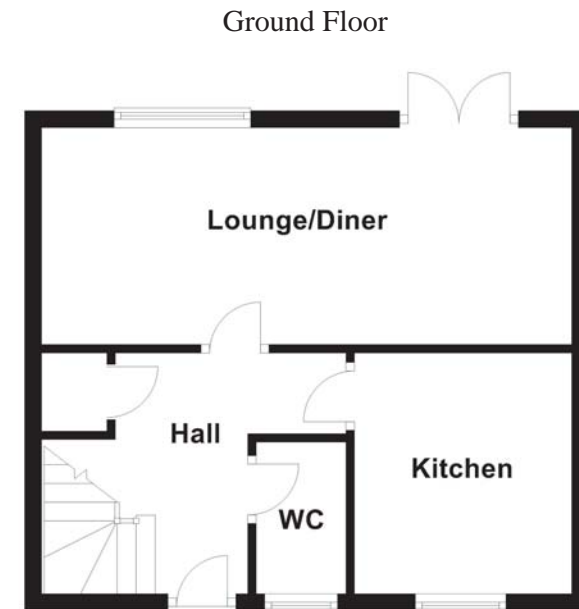
The front of the property has a lawned area with a footpath leading to front entrance door, gravelled area to the side leading to garage via an up and over door. Enclosed rear garden, mainly laid to lawn with a patio area with a mixture of shrubs and bushes.

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- Call today to arrange your free valuation -



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

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