

Crossland, Donington, Spalding, PE11 4TU.



Kitchen



Lounge



Conservatory



Bedroom



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, three bedroom family home in Donington.

Crossland, Donington, Spalding, PE11 4TU.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£264,500

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.

T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S187

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

Ground Floor

Porch

Entrance door, uPVC double glazed window to side and rear, door to:

Kitchen/Diner 5.46m (17'11") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in fridge, uPVC double glazed window to front, box window to front.

Lounge 4.49m (14'9") x 3.44m (11'3")

Radiator, stairs leading to landing, open to:

Sitting Area 5.46m (17'11") x 1.91m (6'3")

UPVC double glazed window to side, double door and single door to conservatory, further door to:

Downstairs Bedroom 2 2.96m (9'8") x 2.96m (9'8")

UPVC double glazed window to rear, radiator.

En-suite

Fitted with a three piece suite comprising a enclosed shower, pedestal wash hand basin and low-level WC, heated towel rail, built-in storage cupboard.

Conservatory 4.47m (14'7") x 3.23m (10'7")

UPVC double glazed surround, radiator, solid wood flooring, double doors to rear garden.

First Floor

Landing

Access to loft, built-in boiler cupboard, doors to:

Bedroom 1 3.45m (11'4") x 3.44m (11'3")

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

Bedroom 3 3.44m (11'3") x 2.90m (9'6")

Two uPVC double glazed windows to front, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over and shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to front.

Outside

The front of the property is mainly laid to paved allowing for off road parking.

Established and well stocked rear garden featuring a lawn surrounded by an array of plants and shrubs . Patio / seating area. Several useful storage sheds , water feature , pergola .

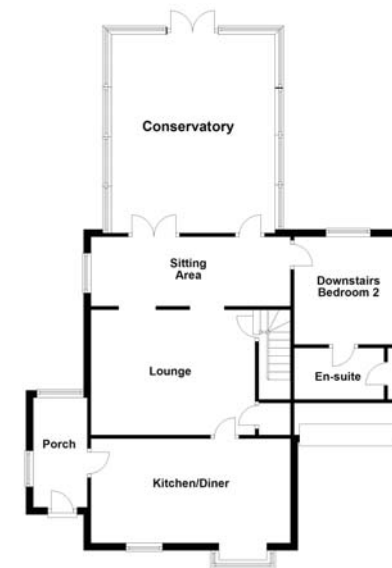
Draft details only may be subject to amendment. None of the statements/measurements in these particulars should be relied on as representations of fact. Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.

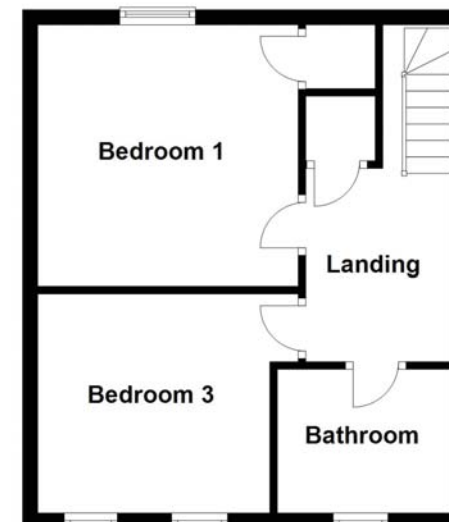
Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

- 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 -