

Lavender Drive, Spalding, Lincolnshire, PE11 1YR.



Kitchen



Lounge



Conservatory



Bedroom One



Rear Aspect



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, four bedroom family home located in Spalding.

Lavender Drive, Spalding, Lincolnshire, PE11 1YR.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

£339,995

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Ref: S195

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

Entrance Hall

Entrance door, stairs leading to landing, doors to:

Lounge 4.54m (14'11") x 3.64m (11'11")

UPVC double glazed window to front, TV point, feature fireplace, radiator, double doors leading to:

Dining Room 3.64m (11'11") x 3.02m (9'11")

Single radiator, sliding doors to:

Conservatory 6.26m (20'6") x 3.45m (11'3")

UPVC double glazed window surround, two electric heaters, double doors leading to rear garden.

Kitchen 3.64m (11'11") max x 3.92m (12'10") max

Fitted with a matching range of base and eye level units with worktop space over, built-in double oven and grill, five ring gas hob with extractor hood over, built-in storage cupboard, uPVC double glazed window to rear, door to:

Utility 2.00m (6'7") x 1.69m (5'7")

Housing boiler, door to rear garden, further door to:

WC

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

First Floor

Landing

UPVC double glazed window to front, built-in storage cupboard, doors to:

Bedroom 1 4.33m (14'2") x 3.64m (11'11")

UPVC double glazed window to front, single radiator, door to:

En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, extractor fan.

Bedroom 2 4.39m (14'5") x 2.73m (9')

UPVC double glazed window to front, single radiator.

Bedroom 3 3.34m (11') x 3.04m (10')

UPVC double glazed window to rear, single radiator.

Bedroom 4 3.17m (10'5") x 2.73m (9')

UPVC double glazed window to rear, radiator.

Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, tiled flooring, heated towel rail, uPVC double glazed window to rear.

Outside

The front of the property is laid to lawn with a gravelled area to the side allowing for off road parking leading to garage via an up and over door, side gate.

Enclosed rear garden, mainly laid to lawn with a patio area, stepping stones leading to gravelled area.

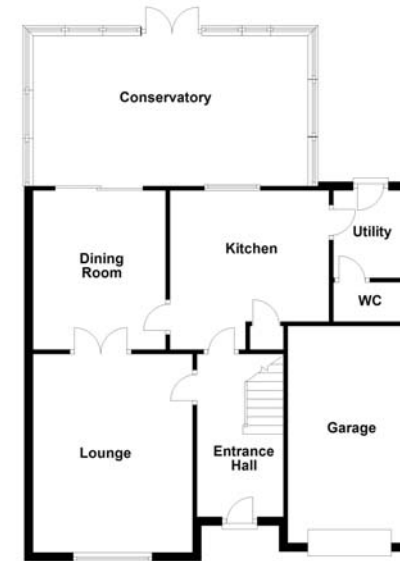
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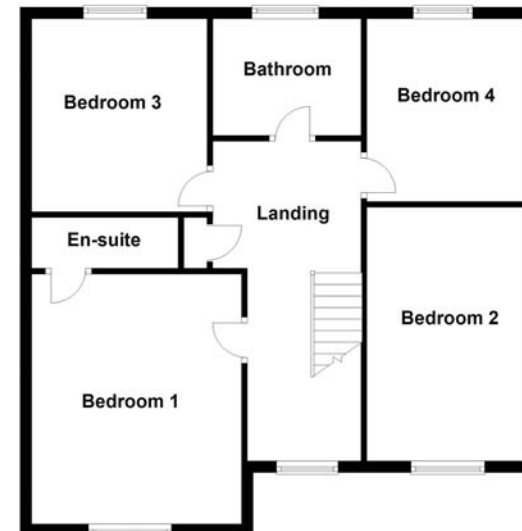
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- Call today to arrange your free valuation -

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 -