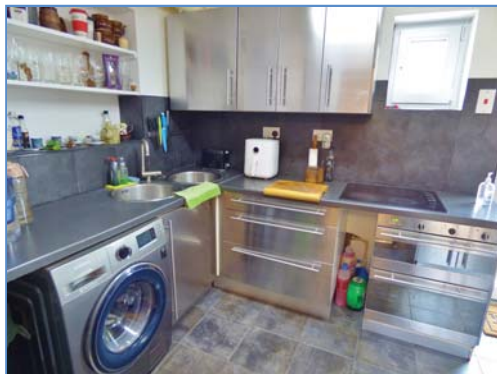


Holyrood Walk, Spalding, Lincolnshire, PE11 2RY.



Lounge/diner



Kitchen



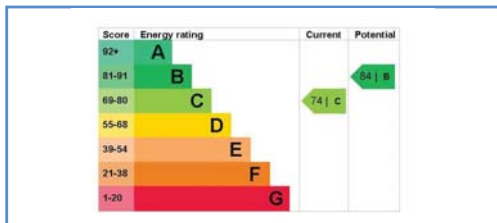
Bedroom One



Rear Garden Aspect 1



Rear Garden Aspect 2



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached four bedroom family home in Spalding.

Holyrood Walk, Spalding, Lincolnshire, PE11 2RY.

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

**£225,000**

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

Ref: S200

[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.

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.

## Ground Floor

### Hall

Entrance door, double radiator, stairs leading to landing, door to:

**Lounge/Diner** 6.77m (22'3") x 3.81m (12'6")

UPVC double glazed window to front, feature fireplace, doors to:

**Kitchen** 5.49m (18') x 2.56m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side, door to side of property.

**Bedroom 1** 4.69m (15'5") x 3.84m (12'7")

UPVC double glazed window to rear, built-in wardrobes, sliding door to rear, door to:

### En-suite

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

## First Floor

### Landing

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

**Bedroom 2** 3.51m (11'6") x 3.36m (11')

Two uPVC double glazed windows to front, radiator.

**Bedroom 3** 3.36m (11') x 3.18m (10'5")

UPVC double glazed window to rear, radiator.

**Bedroom 4** 2.79m (9'1") x 2.29m (7'6")

UPVC double glazed window to rear, radiator.

### Bathroom

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

### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking with access to garage via an up and over door, pathway leading to front entrance door, lawned area to the front, side gate.

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.

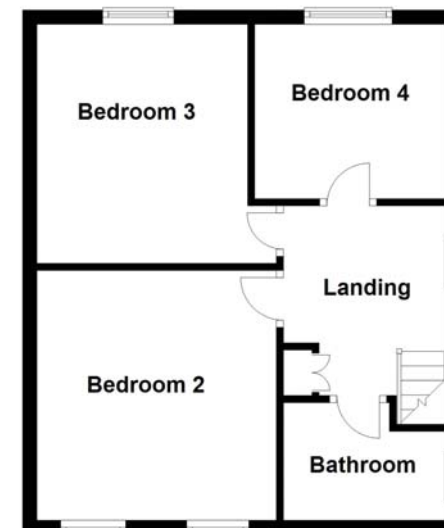
Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

- 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 -