

Matmore Close, Spalding, Lincolnshire, PE11 2QS.



Kitchen



Lounge



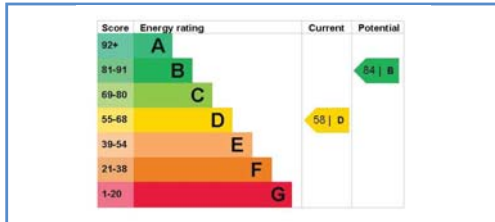
Dining Room



Bedroom one



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Detached four bedroom family home located in Spalding.

Matmore Close, Spalding, Lincolnshire, PE11 2QS.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM
- OFF ROAD PARKING
- DOWNSTAIRS BEDROOM WITH EN-SUITE

**£260,000**

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Ref: S0003

[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

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## Ground Floor

### Porch

Entrance door, doors to:

### Entrance Hall

Under stairs storage cupboard, stairs leading to landing, door to:

**Lounge** 7.30m (24')max x 3.83m (12'7") max

UPVC double glazed window to front and rear, two radiators, door to:

**Dining Room** 3.54m (11'8") x 2.73m (8'11")

UPVC double glazed window to rear, radiator, door to:

**Kitchen** 4.96m (16'3") x 2.39m (7'10")

Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, stainless steel sink with mixer tap, plumbing for washing machine, two uPVC double glazed windows to side, uPVC double glazed window to rear, door to side of property.

**Bedroom 4** 3.70m (12'2") x 2.46m (8'1")

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

### En-suite

Fitted with a two piece suite comprising a shower enclosure and low-level WC, uPVC double glazed window to side.

## First Floor

### Landing

UPVC double glazed window to side, access to loft, built-in airing cupboard, doors to:

**Bedroom 1** 3.66m (12') x 3.46m (6'7")

UPVC double glazed window to front, radiator.

**Bedroom 2** 3.75m (12'4") max x 3.54m (11'7")

UPVC double glazed window to rear, radiator.

**Bedroom 3** 2.74m (9') x 2.29m (7'6")

UPVC double glazed window to front, radiator.

### Bathroom

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

### Outside

The front of the property has a lawned area to the front with driveway to the side allowing for off road parking. Enclosed rear garden, mainly laid to lawn with a patio area, stepping stones leading to Music Room to the side of the property.

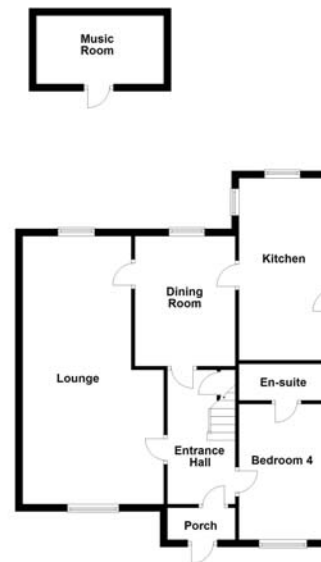
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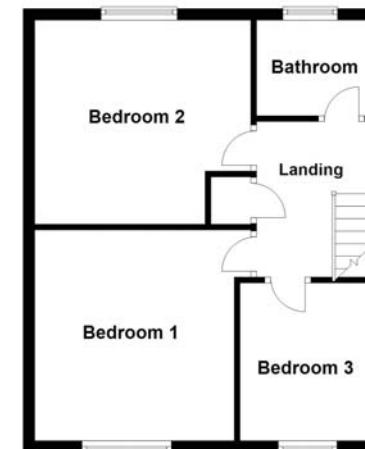
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- Call today to arrange your free valuation -

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 -