

Derwent Way, Spalding, Lincolnshire, PE11 3WX.



Kitchen



Lounge/Diner



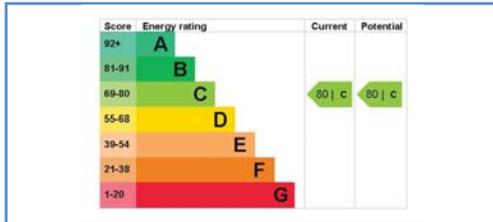
Bedroom



Bathroom



Low Maintenance Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Semi-detached, three bedroom family home in Spalding.

Derwent Way, Spalding, Lincolnshire, PE11 3WX.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- OFFICE
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN

£209,995

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

Ref: S209

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

Hall

Entrance door, single radiator, stairs leading to landing, doors to:

Kitchen/Breakfast Room 4.25m (13'11") x 2.26m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in oven, built-in four ring gas hob with extractor hood over, ceiling spotlights, double radiator, uPVC double glazed window to front.

Lounge/Diner 4.53m (14'10")MAX x 4.00m (13'1")MAX

UPVC double glazed window to rear, vinyl flooring, two double radiators, built-in cupboard, patio doors to rear garden.

WC

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

First Floor

Landing

Doors to:

Bedroom 1 3.85m (12'7") x 2.78m (9'2")

Two uPVC double glazed windows to front, two radiators, built-in cupboard, built-in airing cupboard.

Bedroom 2 3.28m (10'9") x 2.39m (7'10")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.64m (8'7")MAX x 2.05m (6'9")

UPVC double glazed window to rear, telephone point, access to loft, radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and low-level WC, heated towel rail, ceiling spotlights.

Outside

The front of the property is laid to decorative gravel with pathway leading to front entrance door, access to the side of the property for off road parking, garage converted to part storage and office which has tiled flooring, side gate.

Enclosed low maintenance rear garden with a patio area and decorative gravel to the rear, external door to office.

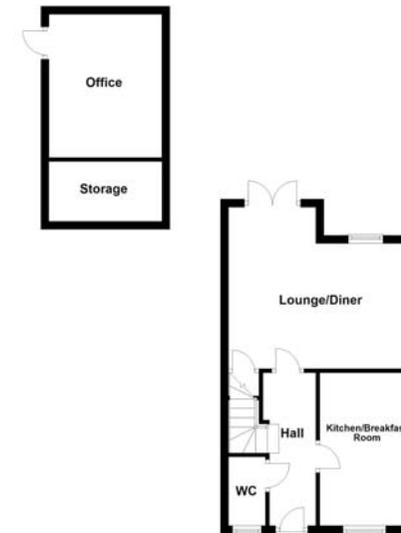
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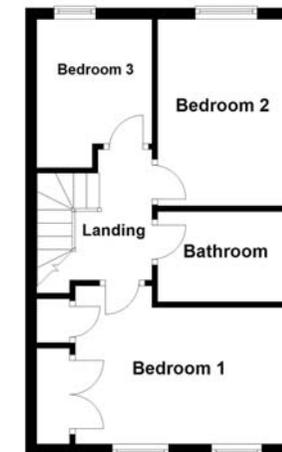
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- Call today to arrange your free valuation -

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 -