

Roeburn Way, Spalding, Lincolnshire, PE11 3ZW.



Kitchen/Breakfast Room



Dining Room



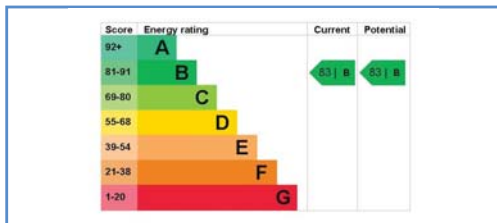
Lounge



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, four bedroom family home located in Spalding.

Roeburn Way, Spalding, Lincolnshire, PE11 3ZW.

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

£325,000

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Ref: S215

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

Hall

UPVC double glazed window to front, built-in storage cupboard, radiator, stairs leading to landing, doors to:

Lounge 6.01m (19'9") x 3.40m (11'2")

UPVC double glazed window to front, two radiators, uPVC double patio double doors leading to rear garden.

Kitchen/Breakfast Room 6.00m (19'8") x 3.52m (11'6")

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in oven, built-in four ring hob with extractor hood, built-in fridge, freezer and dishwasher, radiator, two uPVC double glazed windows to side, uPVC double glazed window to rear, double doors to rear garden.

Dining Room 3.11m (10'2") x 2.77m (9'1")

UPVC double glazed window to front and side, double radiator.

Utility 2.06m (6'9") x 1.58m (5'2")

Fitted with base units, sink, access to boiler, radiator, door to rear garden.

WC

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

First Floor

Landing

Built-in airing cupboard, radiator, doors to:

Bedroom 1 3.65m (12') x 3.46m (11'4")

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

En-suite

Fitted with a three piece suite comprising a double shower cubicle, pedestal wash hand basin, low level WC, shaver point, uPVC frosted double glazed window to rear.

Bedroom 2 3.50m (11'6") max x 2.94m (9'8") max

UPVC double glazed window to side, radiator.

Bedroom 3 3.06m (10') max x 2.29m (7'6") max

UPVC double glazed window to front, radiator.

Bedroom 4 3.00m (9'10") x 2.41m (7'11")

UPVC double glazed window to front, radiator.

Bathroom

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

Outside

The front of the property has a pathway leading to front entrance door, driveway to the side leading to garage via an up and over door, side gate. Enclosed rear garden, mainly laid to lawn with a patio area.

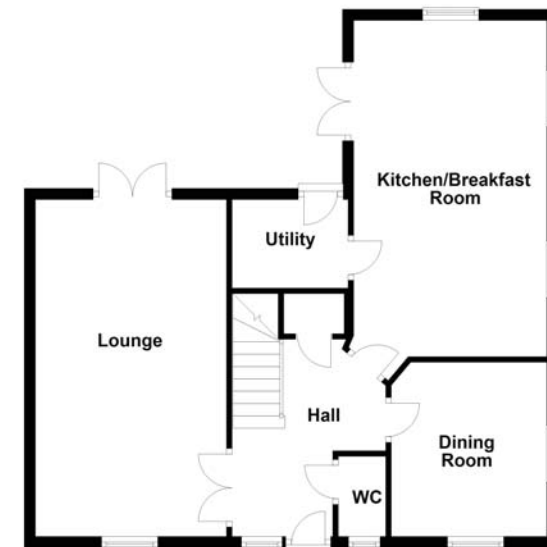
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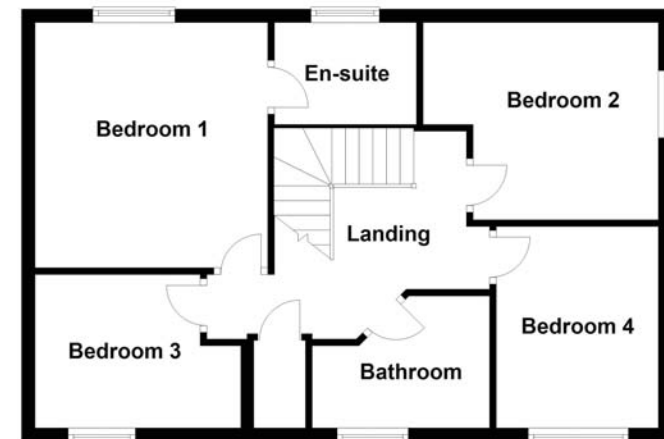
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- Call today to arrange your free valuation -

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 -