

London Road, Spalding, Lincolnshire, PE11 2TN



Kitchen



Dining Area



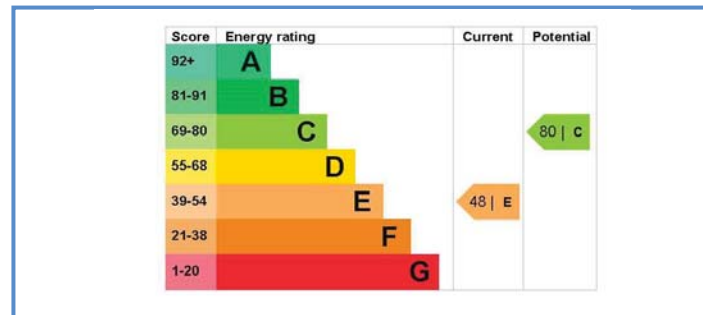
Lounge



Bedroom One



Generously Sized Rear Garden



Energy Performance Certificate

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.

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Harrison Rose

Estate Agents

FOR SALE



Period four bedroom family home in Spalding.

London Road, Spalding, Lincolnshire, PE11 2TN

- SPACIOUS, PERIOD PROPERTY
- OVERLOOKING THE RIVER WELLAND
- THREE RECEPTION ROOMS
- WELL PRESENTED
- EN-SUITE TO MASTER BEDROOM

£495,000

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

Ref: S222

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Lower Level

Games/Playroom

Stairs from hall to lower floor comprising two full height rooms: playroom with original beams, two windows to front elevation, fireplace, storage cupboards, radiator, electrical points and tv point.

Utility/ Laundry

Fitted with a stainless steel sink, plumbing for washing machine and tumble dryer, laminate flooring, boiler, radiator and under stairs storage cupboard.

Ground Floor

Hall

Entrance door, two double radiators, stairs leading to landing, door to:

Lounge 4.34m (14'3")max x 4.09m (13'5")max

Two uPVC double glazed windows to front, feature fireplace, double radiator, cornice coving.

Dining Area 4.14m (13'6") x 2.95m (9'8")

Feature log burner, exposed beams to ceiling, open plan and step down to:

Kitchen 4.09m (13'5")max x 5.71m (18'8") max

Fitted with a matching range of base and eye level units with granite worktop space over, twin sink with mixer tap, radiator, tiled flooring, ceiling spotlights, uPVC double glazed window to rear, stained glass window, doors to:

Garden Room 4.00m (13'1")max x 2.42m (7'11") max

UPVC window surround, tiled flooring, radiator, door leading to rear garden.

WC

Fitted with a two piece suite comprising, a wash hand basin and WC, radiator.

Side Entrance

Tiled flooring, access to loft, door to kitchen.

First Floor

Landing

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

Bedroom 1 4.17m (13'8") x 3.94m (12'11")

Two UPVC double glazed windows to rear, exposed ceiling beams, built-in storage cupboard, double radiator, sliding door to Nursery/ Bedroom 4, door to:

En-suite Bathroom

Fitted with a three piece suite comprising a claw bath with shower over, high-level flush WC, and wash hand basin, tiled flooring, half tiled surround, uPVC frosted double glazed window to rear

Bedroom 2 4.10m (13'6") x 3.00m (9'10")

Two windows to front, double radiator, built-in storage cupboard.

Bedroom 3 3.19m (10'5") x 2.99m (9'10")

Window to front, built-in wardrobe, single radiator.

Nursery / Bedroom 4 3.00m (9'10") x 2.99m (9'9")

Built-in airing cupboard, sliding door to bedroom one.

Bathroom

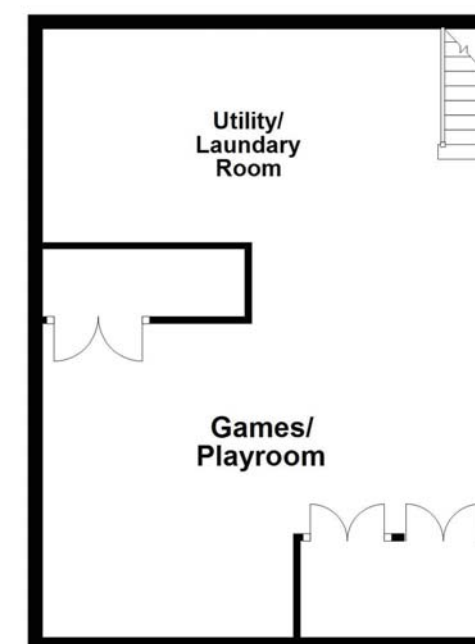
Fitted with a four piece suite comprising a freestanding claw bath, vanity wash hand basin, shower enclosure and high-level flush WC, tiled flooring, uPVC frosted double glazed window to side.

Outside

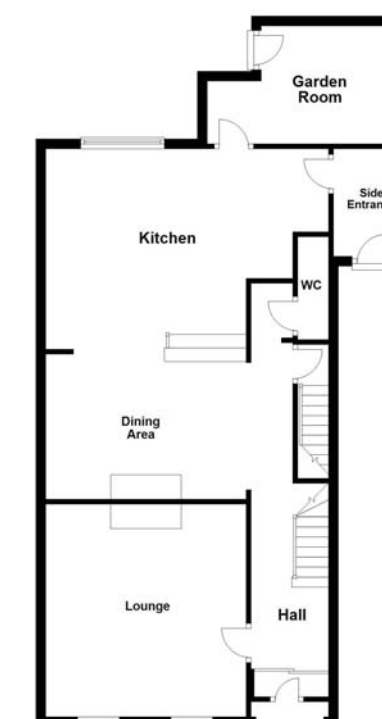
The front of the property is enclosed via iron fencing with views overlooking the river Welland. Front gate, steps leading to the front entrance door, pathway leading to the side. Rear garden, raised patio area, lean to green house, steps leading down to further patio area, enclosed areas, pathway with a mixture of trees and shrubs to the side leading to courtyard / seating area.

- Call today to arrange your free valuation -

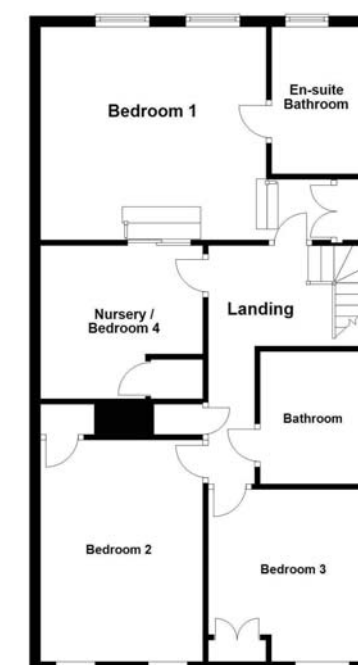
Lower Level



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 -

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