



3  1  1 

36 Juniper Crescent, Spalding PE12 6FD

**BELVOIR!**

£169,950



## Key Features

- > END OF TERRACE
- > THREE BEDROOMS
- > KITCHEN/DINER
- > EN SUITE TO MASTER
- > ENCLOSED GARDEN
- > ALLOCATED PARKING
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this three-bedroom end terraced property, situated in a popular residential location. The property in brief comprises of, entrance hall, cloakroom, lounge, fitted kitchen/diner, three bedrooms, en-suite to master, family bathroom. Externally enclosed rear garden and allocated parking. The property is currently being fully redecorated, professionally cleaned and offered with no chain.

### ENTRANCE HALL

UPVC double glazed door to the front elevation, radiator, stairs to first floor landing.

### CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, radiator.

### LOUNGE

4.5m x 3.4m (14.8ft x 11.1ft)

UPVC double glazed window to the front elevation, radiator.

### KITCHEN/DINER

4.6m x 3m (15ft x 9.7ft)

UPVC double glazed window and patio doors to the rear elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, built in oven hob and hood, plumbing for washing machine, wall mounted boiler providing domestic hot water and radiator heating, understairs storage cupboard.



### LANDING

Door to storage cupboard, doors to:

### BEDROOM 1

2.8m x 3m (9.11ft x 9.9ft)

UPVC double glazed window to the front elevation, radiator.

### EN-SUITE

Three-piece suite comprising of, WC, wash hand basin, shower cubicle, radiator

### BEDROOM 2

2.6m x 2.5m (8.4ft x 8.3ft)

UPVC double glazed window to the rear elevation, radiator.

### BEDROOM 3

2.86m x 1.98m (9.40ft x 6.50ft)

UPVC double glazed window to the rear elevation, radiator

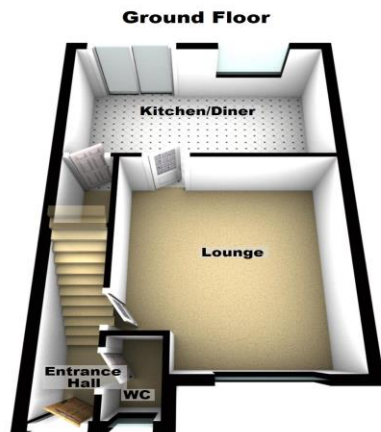
### BATHROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator, extractor.

### EXTERNALLY

Open plan to front, allocated parking space.

**REAR:** Enclosed by fencing, laid to lawn, patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475