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36 Helmsley Way, Spalding PE12 6BG

BELVOIR!

£249,950



Key Features

- > DETACHED HOME
- > FOUR BEDROOMS
- > LOUNGE AND STUDY
- > GAS CENTRAL HEATING
- > UPVC DOUBLE GLAZING
- > GARAGE - PARKING
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this four bedroom detached property situated in this popular residential area of Spalding. The accommodation in brief comprises of, entrance hall, lounge, study, kitchen, four bedrooms and family bathroom. Externally off road parking, garage and enclosed rear garden.

ENTRANCE PORCH

UPVC double glazed door to front elevation, glazed doors to:

ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard, radiator.

CLOAKROOM

Two-piece suite comprising of WC, wash hand basin, part tiling to walls.

STUDY

3.5m x 2.6m (11.6ft x 8.5ft)

UPVC double glazed window to the front elevation, radiator, double doors to lounge.

LOUNGE

6.1m x 3.5m (20.11ft x 11.5ft)

UPVC double glazed window to the rear elevation, radiator, feature fireplace.



KITCHEN

4.3m x 2.5m (14.11ft x 8.1ft)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, fitted base and wall units, built in oven hob and hood, sink unit with mixer taps over, wall mounted boiler providing domestic hot water and radiator heating, plumbing for washing machine, space for tumble dryer. Recess with UPVC double glazed window to side, space for fridge freezer.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1

3.6m x 3.4m (11.8ft x 11ft)

Two UPVC double glazed windows to the front elevation, radiator.

BEDROOM 2

3.5m x 3.1m (11.6ft x 10.11ft)

UPVC double glazed window to the front elevation, radiator

BEDROOM 3

3m x 2.4m (9.7ft x 8ft)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 4

3m x 2.5m (9.8ft x 8.2ft)

UPVC double glazed window to the rear elevation, radiator, airing cupboard.

BATHROOM

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

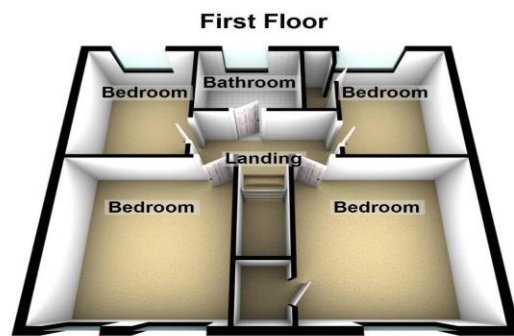
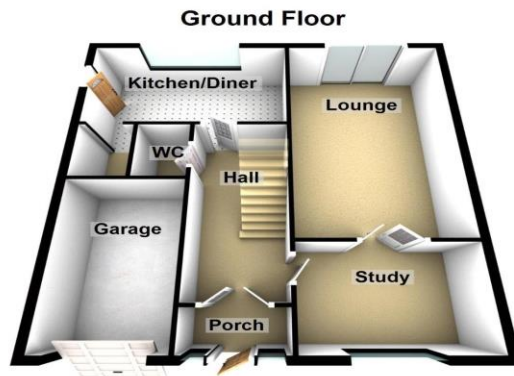
EXTERNALLY

The property is approached by block paved driveway providing off road parking and leading to single garage.
REAR: enclosed by fencing, mainly laid to lawn with patio area and mature flower and shrub borders.

GARAGE

5.7m x 2.5m (18.8ft x 8.11ft)

With up and over door, light and power connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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