



3  2  1 

30 Carrington Road, Spalding PE11 1LY

**BELVOIR!**

£159,950





### Key Features

- > THREE BEDROOM SEMI DETACHED
- > TWO RECEPTION ROOMS
- > GAS CENTRAL HEATING
  - > FITTED KITCHEN
  - > SINGLE GARAGE
  - > REAR GARDEN
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this three-bedroom semi-detached property, situated in a popular residential area of Spalding and the amenities there of. The accommodation in brief comprises of, lounge, dining room, kitchen and down stairs bathroom. First floor three bedrooms. Externally shared drive leading to single fabricated garage and garden.

#### LOUNGE

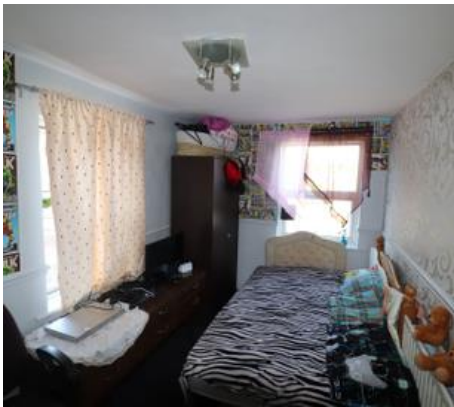
3.8m x 3.6m (12.6ft x 11.8ft)

UPVC double glazed bay window and window to the front elevation, radiator.

#### DINING ROOM

3.8m x 3.5m (12.6ft x 11.6ft)

UPVC double glazed window to the rear and side elevation, radiator, under stairs storage cupboard, door to staircase.



### KITCHEN

3.6m x 2.1m (11.9ft x 7ft)

Door and UPVC double glazed window to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for cooker with hood over, plumbing for washing machine, wall mounted boiler.

### BATHROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, corner bath, radiator, tiling to floor and walls.

### 1ST FLOOR LANDING

Radiator.

### BEDROOM 1

3.8m x 3.5m (12.6ft x 11.6ft)

UPVC double glazed window to the front elevation, radiator.

### BEDROOM 2

3.5m x 3m (11.6ft x 9.8ft)

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

### BEDROOM 3

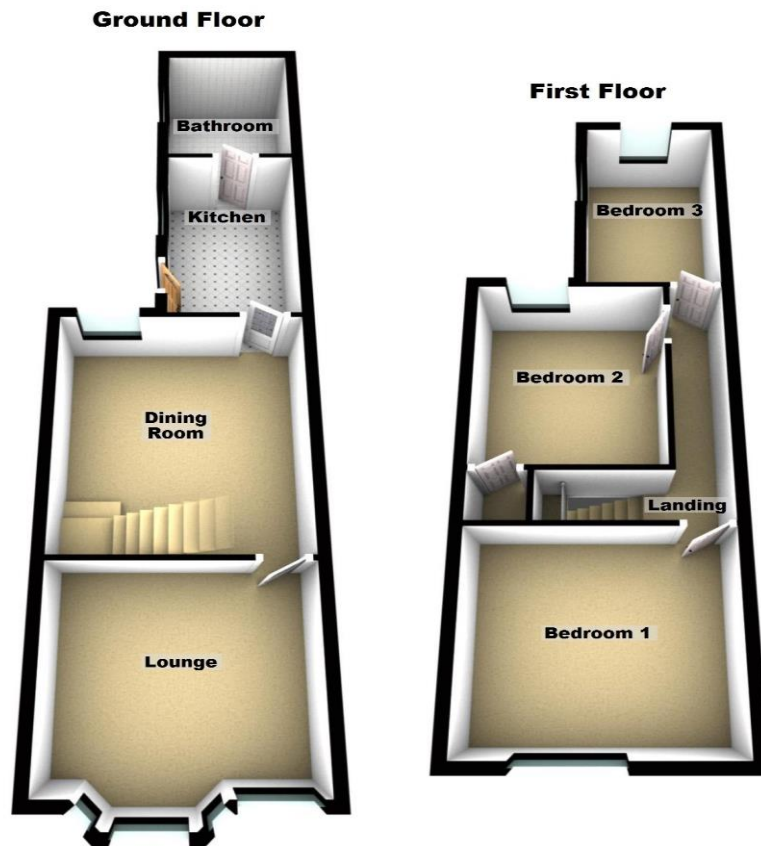
3.7m x 2.1m (12.3ft x 7ft)


UPVC double glazed window to the rear and side elevations, radiator.

### EXTERNALLY

Open plan to the front with shared drive leading to the rear garden, single fabricated garage, enclosed by fencing to one side and low wire fencing to the other. Laid to lawn with borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



Contact us today to arrange a viewing...

# BELVOIR!

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

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