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30 Claudette Avenue, Spalding PE11 1HU

BELVOIR!

£254,000



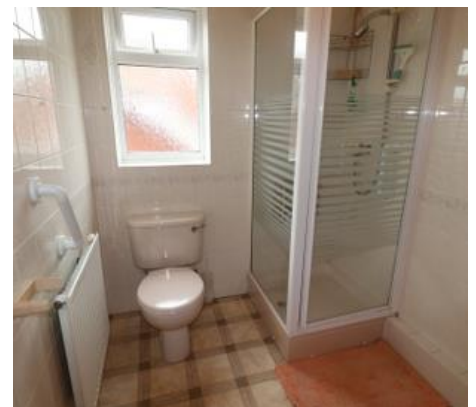
Key Features

- > DETACHED FAMILY HOME
- > THREE BEDROOMS
- > EN SUITE TO MASTER
- > TWO RECEPTION ROOMS
- > CONSERVATORY
- > GARAGE
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this detached family home. Situated in one of Spalding's most popular residential areas, offering easy access to local schools, shops, road links and local bus routes. The accommodation in brief comprises of, entrance hall, lounge, dining room, conservatory, fitted kitchen with breakfast room, utility and cloakroom. The first floor has three bedrooms, en suite to master and family bathroom. Externally front and rear garden, garage and off road parking.

ENTRANCE HALL

UPVC double glazed door and side panel, stairs to first floor landing, radiator.



LOUNGE

4.5m x 3.4m (14.7ft x 11.1ft)

UPVC double glazed bow window to the front elevation, radiator.

DINING ROOM

3.7m x 3m (12.1ft x 9.8ft)

Patio doors to the conservatory, radiator.

CONSERVATORY

3.2m x 2.6m (10.4ft x 8.5ft)

Glazed timber construction on low brick base, french doors to the side elevation, tiled floor.

KITCHEN

3.7m x 2.8m (12.1ft x 9.1ft)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, built in oven, hob and cooker hood. Maximum measurements.

BREAKFAST ROOM

2.7m x 2.3m (8.8ft x 7.4ft)

UPVC double glazed window to the rear elevation, radiator.



UTILITY

2m x 2.1m (6.4ft x 6.9ft)

UPVC double glazed door and window to the side elevation, sink unit, plumbing for washing machine, radiator.

CLOAKROOM

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

LANDING

UPVC double glazed window to the side elevation. Airing cupboard housing hot water tank.

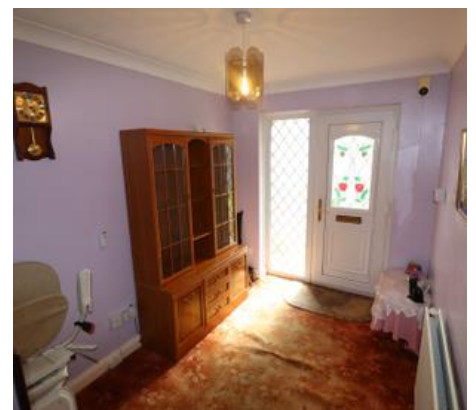
BEDROOM 1

3.4m x 3.5m (11.11ft x 11.4ft)

UPVC double glazed window to the front elevation, radiator, range of fitted bedroom furniture with over bed storage, additional matching units available by separate negotiation.

EN SUITE

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, tiling to walls, radiator.



BEDROOM 2

3.5m x 2.5m (11.4ft x 8.11ft)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

3m x 2.3m (9.7ft x 7.7ft)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

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

EXTERNALLY

Open plan to front with block paved driveway leading to single garage, lawn area with mature flower and shrub borders and low hedging. Gated side access to rear.

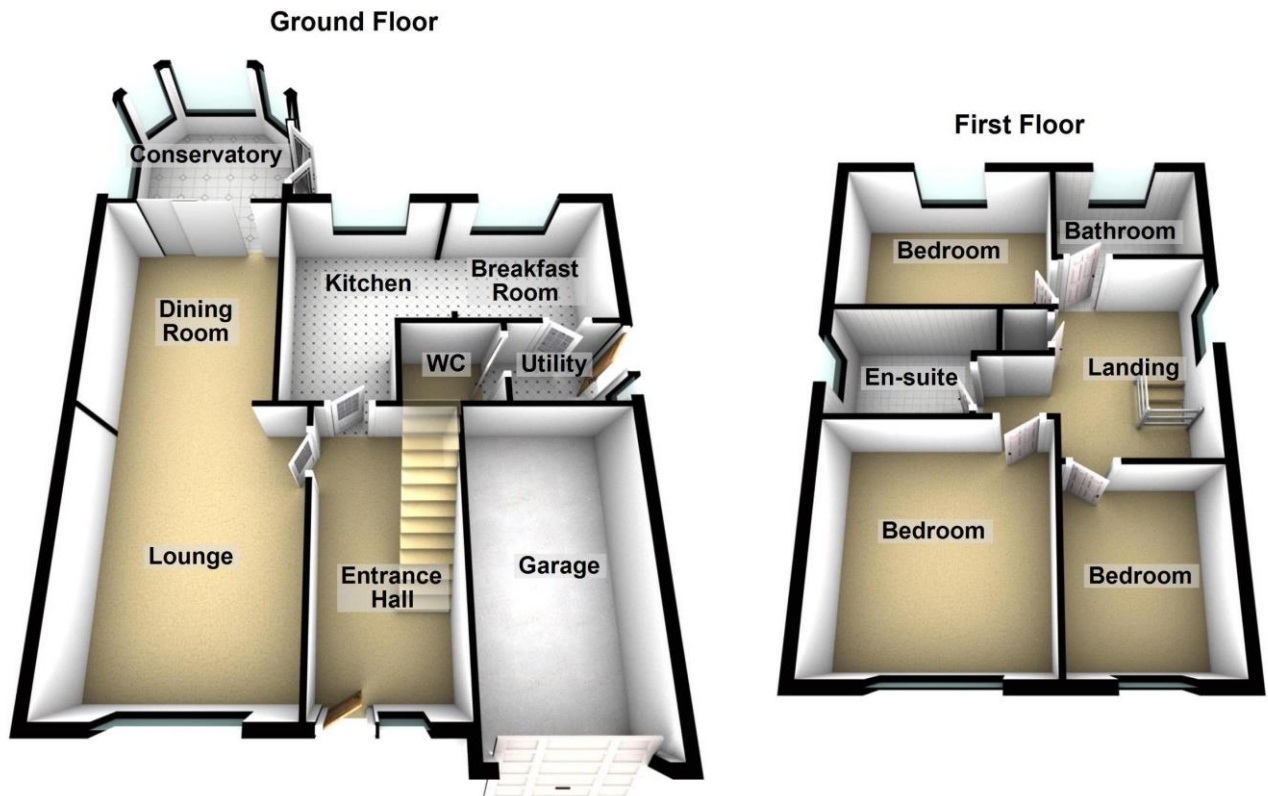
REAR

Enclosed by fencing, feature patio and low maintenance gravel areas with foot paths, mature flower and shrub borders, standing for greenhouse and storage shed, side area with standing for further storage shed.

GARAGE

4.9m x 2.5m (16.2ft x 8.1ft)

Up and over door, wall mounted boiler providing domestic hot water and radiator heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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