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3 Ambleside Drive, Spalding PE11 1JU

BELVOIR!

£220,000



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > FITTED KITCHEN
- > UPVC DOUBLE GLAZING
 - > GARAGE
 - > GARDENS
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer this detached two-bedroom bungalow situated in this popular residential area of Spalding. The property in brief comprises of, entrance hall, lounge, lean to, kitchen, two bedrooms, bathroom. Externally off road parking, front and rear gardens and garage. The property is well located and offers easy access to primary routes and local amenities including shopping, schooling and medical facilities, yet only a short distance to the town centre. Spalding has a rail link to Peterborough, which has a high-speed link to London.

ENTRANCE HALL

UPVC double glazed door and side panel, radiator, storage and airing cupboard housing hot water tank and shelving.

LOUNGE

14'11" x 13'10" (4.5m x 4.2m)

Sealed unit double-glazed patio door to lean to, radiator, feature fire surround within inset gas fire. Maximum measurement.



KITCHEN

13'7" x 8'10" (4.1m x 2.7m)

UPVC double glazed window to rear elevation and UPVC double glazed door and window to the side elevation, a range of fitted base and wall units, space for cooker, plumbing for washing machine, space for refrigerator, stainless steel sink unit with taps over, low breakfast bar area.

LEAN TO

9'7" x 6'2" (2.9m x 1.9m)

Window and door to side elevation, window to the rear elevation.

BEDROOM 1

12'0" x 12'0" (3.7m x 3.7m)

UPVC box window to the front elevation, radiator.

BEDROOM 2

10'5" x 10'0" (3.2m x 3m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

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

EXTERNALLY

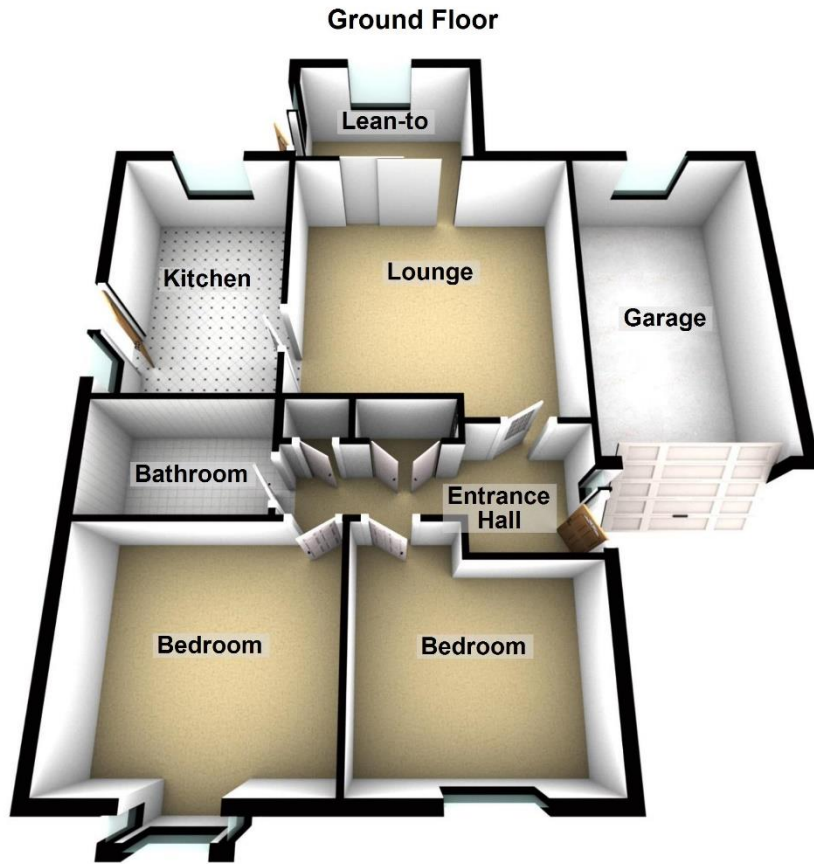
FRONT: Open plan with driveway to garage, laid to lawn, mature shrub border, gated access to the rear garden.

REAR: Enclosed by fencing, laid to lawn, mature shrub borders, standing for storage shed.

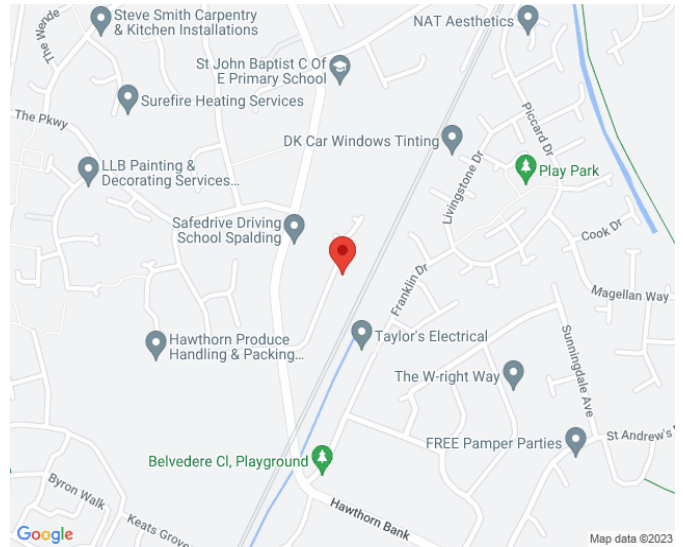
GARAGE

16'10" x 9'4" (5.1m x 2.8m)

Attached single garage, up and over door, UPVC double glazed window to the rear elevation.



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



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