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20 St Annes Way, Spalding PE11 3PN

**BELVOIR!**

£189,950



## Key Features

- > DETACHED CHALET
- > TWO BEDROOMS
- > CONSERVATORY
- > GAS CENTRAL HEATING
- > FRONT AND REAR GARDEN
- > GARAGE
- > Tenure: Freehold
- > EPC rating E

Belvoir incorporating Munton and Russell are pleased to offer for sale this two bedroom detached property, situated in one of Spalding's most sought after areas. The accommodation in brief comprises of, entrance hall, lounge, kitchen, conservatory, separate toilet and bathroom. The first floor has a landing and two double bedrooms. Externally, off road parking and integral garage, rear garden.

### ENTRANCE HALL

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

### LOUNGE

15'4" x 12'0" (4.7m x 3.7m)

UPVC double glazed window to the front elevation, radiator

### WC

UPVC double glazed window to the side elevation, WC.

### BATHROOM

UPVC double glazed window to the side elevation, panelled bath with electric shower over, wash hand basin, radiator, door to airing cupboard.



#### KITCHEN

12'8" x 7'10" (3.9m x 2.4m)

UPVC double glazed windows and door to the conservatory, range of fitted base and wall units, stainless steel sink unit, space for cooker, wall mounted central heating boiler, storage cupboard.

#### CONSERVATORY

15'7" x 10'0" (4.8m x 3m)

UPVC double glazed construction on low brick base, UPVC double glazed french doors to the side elevation, two radiators.

#### FIRST FLOOR LANDING

Access to eve's storage.

#### BEDROOM 1

12'4" x 11'11" (3.7m x 3.6m)

UPVC double glazed window to the front elevation, radiator.

#### BEDROOM 2

11'11" x 8'0" (3.6m x 2.4m)

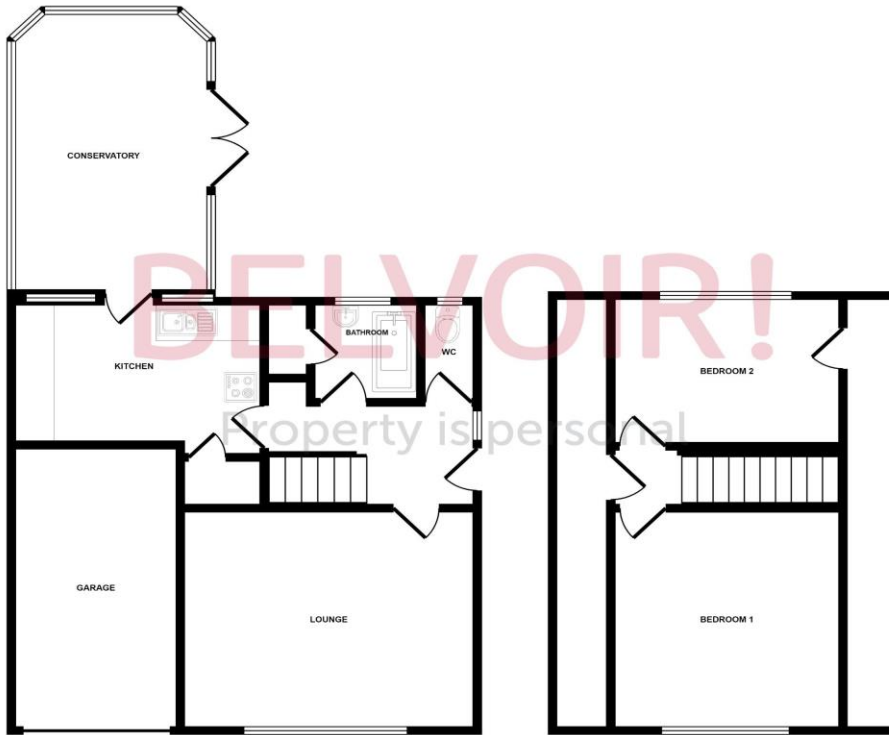
UPVC double glazed window to the rear elevation, radiator, door to eve's storage.

#### EXTERNALLY

Open plan to front, laid to lawn, gravel drive leading to single integral garage with up and over door.

REAR GARDEN: Enclosed by fencing, laid to lawn, patio area, standing for summerhouse, gated access to the front elevation.

Approx Gross Internal Area  
105 sq m / 1128 sq ft



Ground Floor  
Approx 66 sq m / 712 sq ft

First Floor  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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/)

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