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2 Mitchell Drive, Spalding PE11 2GU

BELVOIR!

£249,995



Key Features

- > MODERN DETACHED HOME
 - > THREE BEDROOMS
 - > EN SUITE TO MASTER
 - > LOUNGE/DINER
 - > DETACHED GARAGE
 - > GARDENS
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this spacious detached home, located on the popular Jelson Homes development. The property is in easy reach of the Market Town of Spalding which itself has a range of shopping, leisure, schooling and medical facilities. The accommodation in brief comprises of entrance hall, cloak room, fitted kitchen, lounge/diner, three bedrooms with en suite to master and an enclosed rear garden, off road parking and garage.

ENTRANCE HALL

UPVC double glazed door with storm porch over, stairs to first floor landing, radiator.

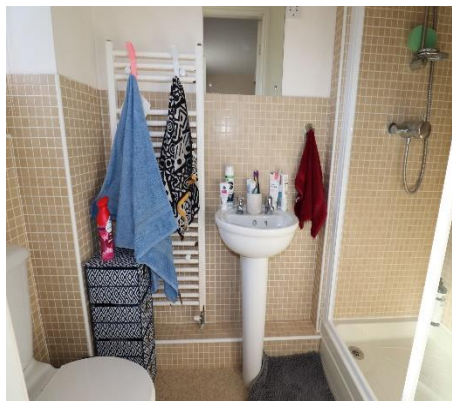
CLOAK ROOM

Two piece suite comprising of WC wash hand basin, radiator, extractor.

KITCHEN

10'4" x 7'9" (3.14m x 2.36m)

UPVC double glazed window to the rear elevation, sealed unit double glazed door to the side elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, built in oven hob and cooker hood, wall mounted boiler, tiled floor.



LOUNGE/DINER

20'2" x 17'0" (6.14m x 5.18m)

UPVC double glazed windows to the front and rear elevation, UPVC double glazed patio doors to the rear elevation, two radiators.(L shaped room maximum measurements)

LANDING

UPVC double glazed window to the front elevation, airing cupboard.

BEDROOM 1

12'3" x 10'5" (3.73m x 3.17m)

UPVC double glazed window to the rear elevation, radiator.

EN SUITE

UPVC double glazed window to the rear elevation, three piece suite comprising of WC wash hand basin, shower cubicle, heated towel rail, extractor.

BEDROOM 2

10'2" x 9'6" (3.09m x 2.89m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

10'5" x 8'9" (3.09m x 2.60m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

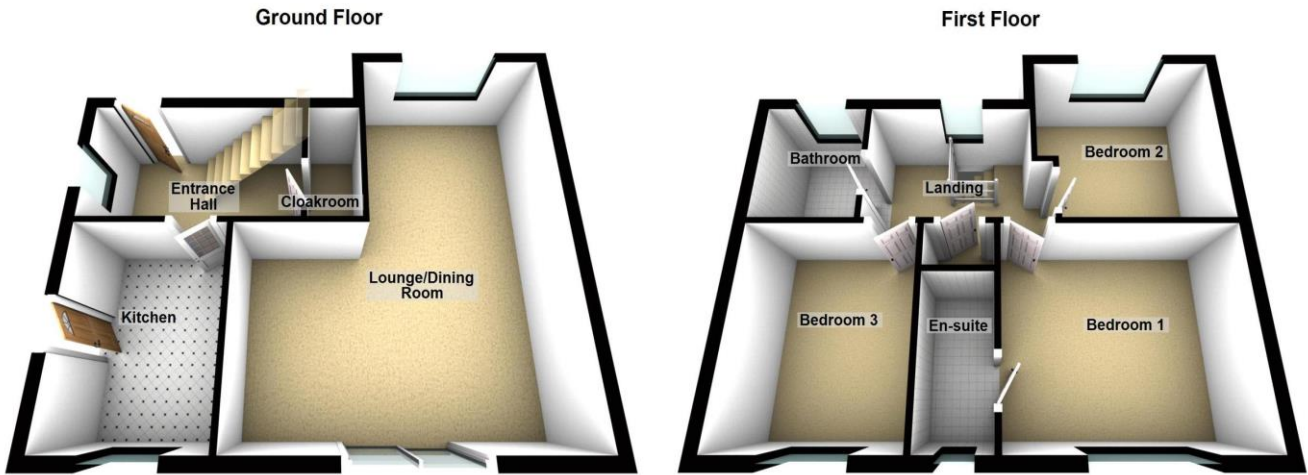
UPVC double glazed window to the front elevation, three piece suite comprising of WC wash hand basin, panelled bath, heated towel rail, extractor.

EXTERNALLY

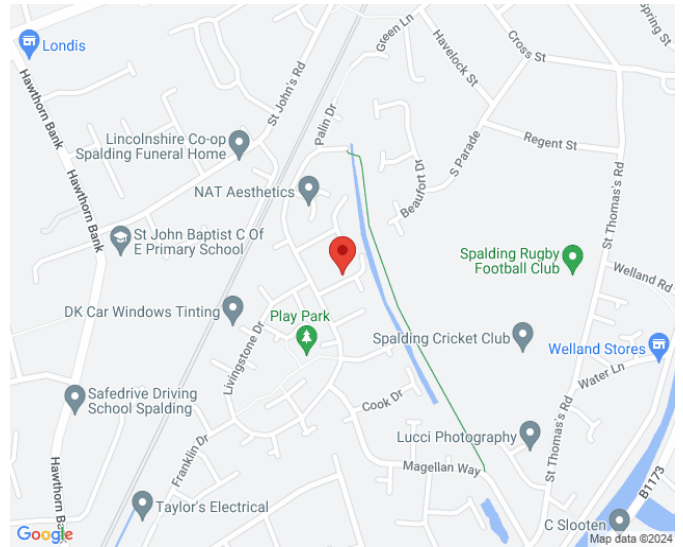
Open plan to front elevation, laid to lawn, driveway to garage.

SINGLE DETACHED GARAGE: Up and over door, personal door to the side elevation.

REAR GARDEN: Enclosed by fencing, laid to lawn, flower and shrub borders and patio area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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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