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9 Palin Drive, Spalding PE11 2GR

£169,950

**BELVOIR!**



## Key Features

- > END TERRACE PROPERTY
  - > THREE BEDROOMS
  - > UPVC DOUBLE GLAZING
  - > GAS CENTRAL HEATING
    - > GARDEN
    - > GARAGE
- > Tenure: Freehold
- > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer for sale this modern property situated in a popular residential location in Spalding. The Market Town of Spalding has various amenities including, schooling, medical, shopping and leisure facilities. The accommodation in brief comprises of: entrance hall, cloakroom, kitchen and a lounge/diner. The first floor has three bedrooms and family bathroom. Externally rear and side gardens, off road parking and single garage.



### ENTRANCE HALL

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

### CLOAKROOM

UPVC double glazed window to the side elevation, WC wash hand basin, radiator.

### KITCHEN

8'8" x 7'10" (2.64m x 2.38m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, built in oven hob and cooker hood, plumbing for washing machine, stainless steel sink unit with mixer taps over, wall mounted boiler, tiled floor.

### LOUNGE/DINER

15'6" x 14'3" (4.72m x 4.34m)

UPVC double glazed window and french doors to the rear elevation, under stairs cupboard, radiator. (L shaped maximum measurements)

### FIRST FLOOR LANDING

Access to loft space, storage cupboard.

### BEDROOM 1

12'5" x 8'8" (3.78m x 2.64m)

UPVC double glazed window to rear elevation, radiator.

### BEDROOM 2

10'9" x 8'8" (3.27m x 2.64m)

UPVC double glazed window to the front elevation, radiator.





### **BEDROOM 3**

7'1" x 6'6" (2.15m x 1.98m)

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 and panelled bath with screen and mixer shower over, radiator.

### **EXTERNALLY**

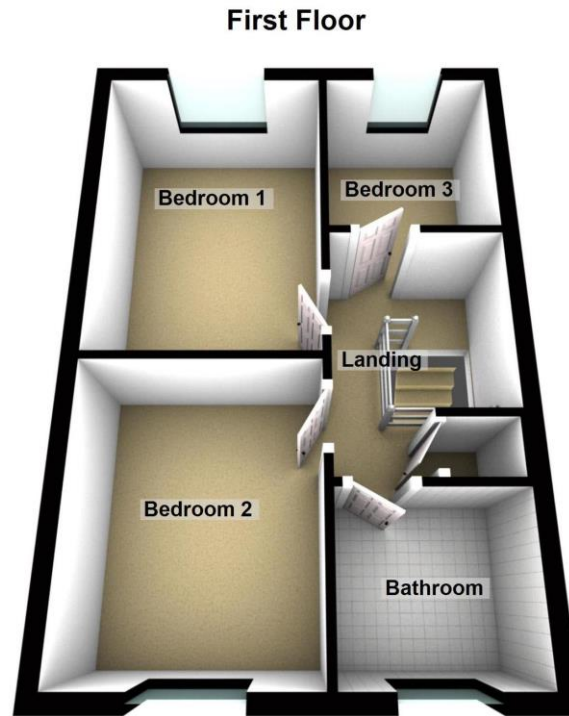
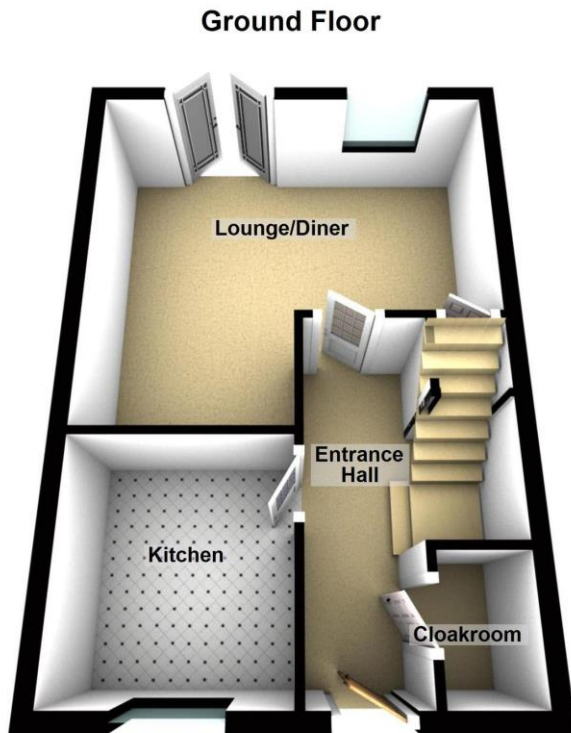
Open plan to the front with drive leading to single garage. Rear garden is enclosed by fencing laid to lawn and patio. Side garden is also enclosed by fencing, partly laid to lawn.

### **SINGLE GARAGE**

The garage is leasehold and situated underneath the adjacent coach house, the garage attracts a ground rent of £180.00 pa Insurance of £36.80 pa and a service charge of £366.86 pa.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



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