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7 Riverside, Spalding PE11 3FF

£259,000

**BELVOIR!**



## Key Features

- > MODERN DETACHED PROPERTY
- > FOUR BEDROOMS
- > TWO EN SUITES
- > UTILITY AND CLOAKROOM
- > ENCLOSED GARDEN
- > OFF ROAD PARKING
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented detached home, situated in the popular Woolram Wygate area of Spalding, with in easy access to the town and local facilities. The property has the added benefit of a downstairs bedroom with wet room en-suite. The main accommodation in brief comprises of, entrance hall, cloakroom, lounge, dining area, fitted kitchen, utility. To the first floor, there is family bathroom, master bedroom with en suite, two further bedrooms. Externally, off road parking to the front and enclosed rear garden.



### ENTRANCE HALL

Storm porch leading to a double glazed door, radiator, stairs to first floor landing.

### LOUNGE

14'4" x 13'0" (4.38m x 3.97m)

UPVC double glazed window to the front elevation, radiator, feature fireplace with inset gas fire. Arch to:

### DINING AREA

10'10" x 8'4" (3.30m x 2.55m)

UPVC double glazed French doors to the rear elevation, radiator. Arch to:

### KITCHEN

10'10" x 8'4" (3.29m x 2.55m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, built in oven hob and canopy hood, plumbing for dishwasher, storage cupboard.

### UTILITY ROOM

8'5" x 7'2" (2.56m x 2.19m)

UPVC double glazed window and door to the rear elevation, space for washing machine and tumble dryer, wall mounted boiler providing domestic hot water and radiator heating, space for American style fridge freezer.

### DOWNSTAIRS BEDROOM

12'7" x 8'4" (3.83m x 2.55m)

UPVC double glazed window to the front elevation, radiator.

### EN SUITE WET ROOM

Wet floor, WC, low wall mounted shower, wash hand basin, radiator.

### LANDING

Storage cupboard, access to loft space, radiator.





### **BEDROOM 1**

10'9" x 9'9" (3.27m x 2.97m)

UPVC double glazed window to the front elevation, radiator.

### **EN SUITE**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, wet shower floor and low shower unit, heated towel rail, extractor.

### **BEDROOM 2**

10'9" x 8'11" (3.27m x 2.71m)

UPVC double glazed window to the rear elevation, radiator.

### **BEDROOM 3**

7'4" x 6'9" (2.24m x 2.07m)

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, extractor.



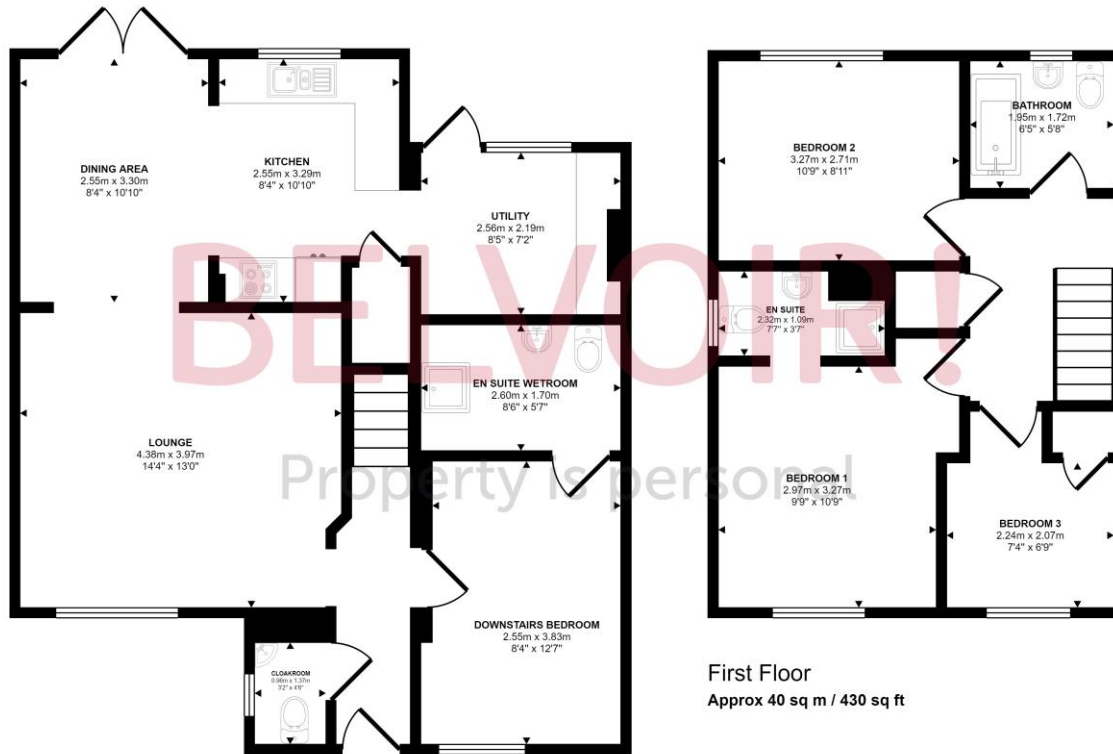
### **EXTERNALLY**

FRONT: Open plan to the front elevation, off road parking. Gated side access to the rear.

REAR GARDEN: Extensive patio area, lawn area, enclosed by fencing.



Approx Gross Internal Area  
106 sq m / 1141 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	Potent
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	70	
(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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