



3  1  2 

43 Osier Road , Spalding PE11 1UU

£155,000

BELVOIR!



Key Features

- > SEMI DETACHED PROPERTY
 - > THREE BEDROOMS
 - > KITCHEN/BREAKFAST
 - > LOUNGE/DINER
 - > ENCLOSED GARDEN
 - > OFF ROAD PARKING
 - > Tenure: Freehold
 - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this individual semi detached property, situated a short distance from the town centre and the amenities thereof, The property also benefits from an enclosed rear garden and attractive summerhouse along with off road parking for a single vehicle. The accommodation in brief comprises of, fitted kitchen, lounge/diner, downstairs bathroom. To the first floor there are three bedrooms (third accessed from second bedroom) and shower room.



KITCHEN/BREAKFAST

13'3" x 12'3" (4.03m x 3.73m)

UPVC double glazed windows and door to the side elevation, UPVC double glazed window to the rear, range of fitted base and wall units, stainless steel sink unit with taps over, plumbing for washing machine, space for dishwasher, tiled floor, radiator.(maximum measurements)

INNER HALLWAY

Storage, wall mounted boiler.

BATHROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator, wall mounted heater.

LOUNGE/DINER

21'4" x 11'9" (6.50m x 3.58m)

Twin UPVC double glazed bay windows to the side elevation, feature round window to the side elevation, staircase to first floor, feature exposed brickwork with two feature fire places, one with feature burner, radiator, decorative beams to ceiling.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

10'7" x 9'2" (3.23m x 2.80m)

UPVC double glazed window to the front and side elevation, radiator.





BEDROOM 2

10'6" x 9'4" (2.42m x 2.38m)

UPVC double glazed window to the side elevation, radiator. Access to bedroom 3.

BEDROOM 3

7'11" x 7'10" (2.42m x 2.38m)

UPVC double glazed window to the side elevation, radiator.

SHOWER ROOM

UPVC double glazed window to the rear elevation, storage cupboard, three piece suite comprising of WC wash hand basin, shower with mixer shower.

EXTERNALLY

Off road parking leading to gated access to garden.

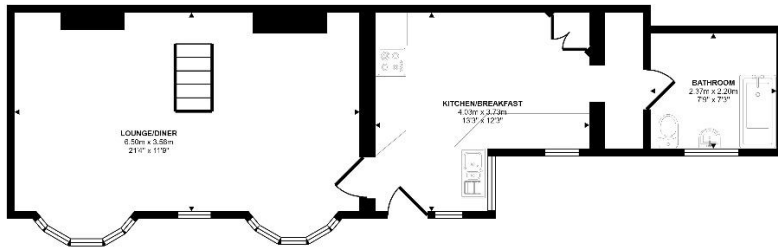
GARDEN: enclosed by fencing, laid to lawn, standing for storage shed.

SUMMER HOUSE: 12'1"x8'11" (2.37m x 2.20m) Timber in construction, French doors and window to the front elevation, window to the side elevation, light and power connected, radiator.





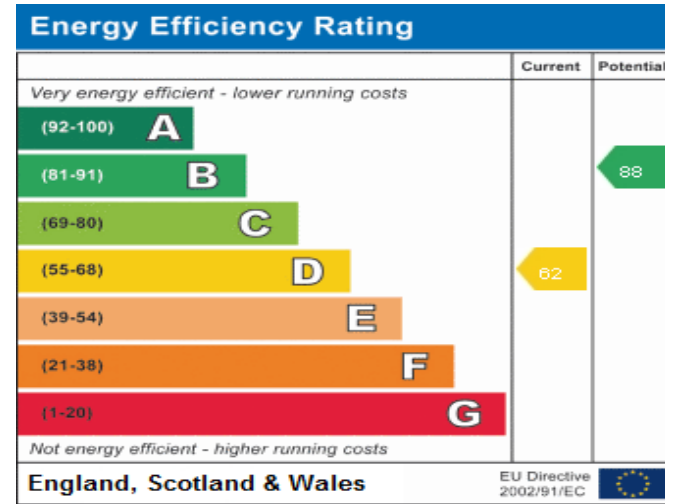
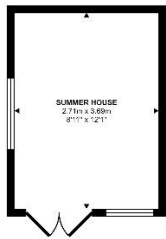
Approx Gross Internal Area
92 sq m / 987 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 35 sq m / 373 sq ft



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475