



2  2  1 

4 Chaucers Way, Spalding PE11 1LH

**BELVOIR!**

£185,000





## Key Features

- > DETACHED HOME
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
- > DOWN STAIRS BATHROOM
- > GARDENS
- > OFF ROAD PARKING - CARPORT
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this detached Chalet style property. Situated on a corner plot the property has spacious accommodation, updating is required but offers great potential for the new owner. The accommodation in brief comprises of, lounge, dining room (formally a bedroom) kitchen, bathroom. To the first floor, two double bedrooms. Externally gardens to the front, side and rear elevation, off road parking and carport.

### ENTRANCE HALL

Glazed door and side panel, stairs to first floor, wall mounted electric heater.

### LOUNGE

24'0" x 9'4" (7.31m x 3.42m)

Window to the front and rear elevation, feature fireplace, radiator, wall mounted electric heater.

### BATHROOM

Window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with tap mixer over and screen, radiator.



#### **DINING ROOM**

12'0" x 10'1" (3.65 x 3.07m)

Window to the side elevation, under stairs cupboard with hot water cylinder, wall mounted electric heater, tall storage cupboard. L Shaped room maximum measurements.

#### **KITCHEN**

11'7" x 10'5" (3.53m x 3.17m)

Window and door to the rear elevation, base and wall units, sink unit with taps over, cooker point, floor mounted burner.

#### **FIRST FLOOR LANDING**

Door to eve's storage.

#### **BEDROOM 1**

15'1" x 10'2" (4.59m x 3.09m)

Window to the front elevation, door to eve's storage.

#### **BEDROOM 2**

15'1" x 9'4" 4.59m x 2.84m)

Window to the front elevation, range of fitted wardrobes.

#### **EXTERNALLY**

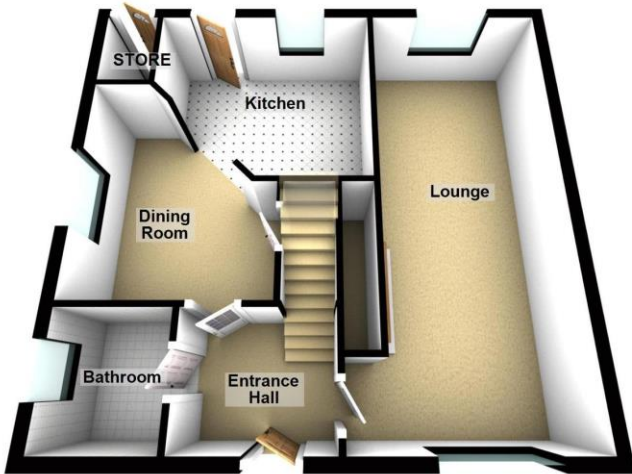
FRONT: enclosed by hedge, mainly laid to lawn, driveway to car port.

SIDE: Enclosed by hedge, laid to lawn.

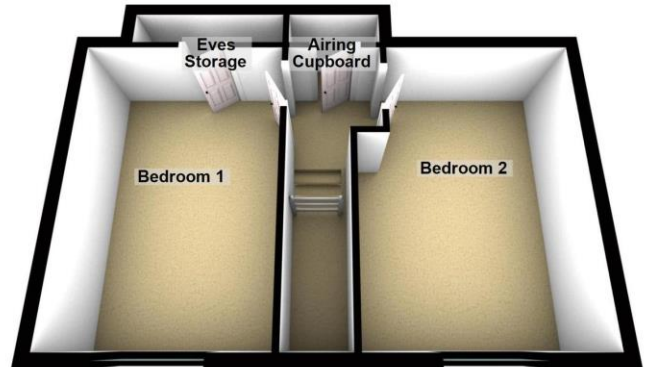
REAR: Gravel area, standing for greenhouse.



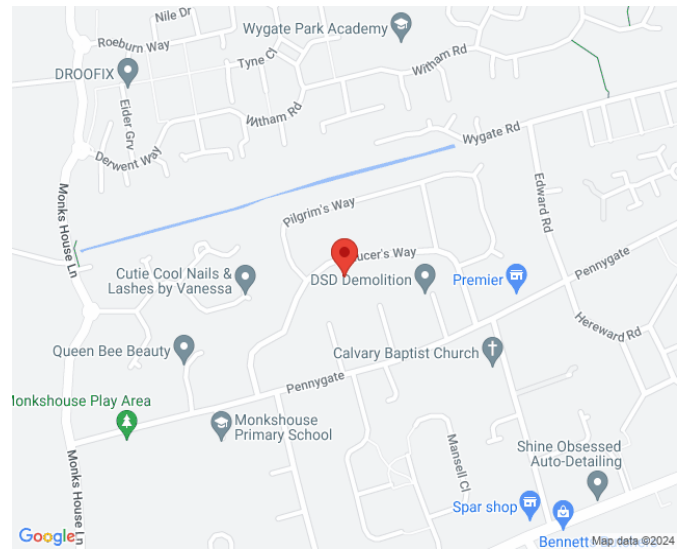
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**BELVOIR!**

Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475