



3  1  2 

29 Witham Road, Spalding PE11 3WT

£215,000

**BELVOIR!**



## Key Features

- > THREE STOREY HOME
  - > THREE BEDROOMS
  - > EN SUITE TO MASTER
    - > FITTED KITCHEN
    - > ENCLOSED GARDEN
    - > ALLOCATED PARKING
  - > Tenure: Freehold
  - > EPC rating B



Belvoir incorporating Munton and Russell are pleased to offer this well presented three-storey semi-detached property, situated in a popular residential area of Spalding. The property has easy access to local schooling, medical, shopping and recreational facilities. Spalding also boasts a train service with links to Peterborough, which in turn has a high-speed rail link to the City. The accommodation in brief comprises of, entrance hall, cloakroom, fitted kitchen/diner, lounge. To the first floor two bedrooms, family bathroom inner landing suitable for small study. The second floor has master bedroom and en suite. Externally, enclosed rear garden and allocated parking for two vehicles.



### ENTRANCE HALL

Sealed unit double glazed door with storm porch over, radiator, stairs to first floor landing, storage cupboard, under stairs recess.

### CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, heated towel rail.

### KITCHEN/DINER

7'7" x 15'7" (2.3m x 4.7m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, built in oven hob and canopy style cooker hood, 1 1/2 bowl sink unit with mixer taps over, integrated fridge/freezer, washing machine and dishwasher. Wall mounted boiler, heated towel rail.

### LOUNGE

10'11" x 14'10" (3.3m x 4.5m)

UPVC double glazed French doors with UPVC double glazed side panels to the rear elevation, radiator.

### FIRST FLOOR LANDING

Twin door storage cupboard, radiator.



### BEDROOM 2

9'11" x 15'1" (3m x 4.6m)

UPVC double glazed window to the rear elevation, radiator. (maximum measurements)

### BATHROOM

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

### BEDROOM 3

7'11" x 9'8" (2.4m x 2.9m)

UPVC double glazed window to the front elevation, radiator.



### **INNER LANDING/STUDY AREA**

**6'2" x 6'7" (1.9m x 2m)**

UPVC double glazed window to the front elevation, radiator, stairs to second floor.

### **MASTER BEDROOM**

**14'9" x 22'8" (4.5m x 6.9m)**

UPVC double glazed window to the front elevation and Velux style window to the rear, to radiators, storage cupboards and access to eaves storage (maximum measurements including en suite, storage, stairs and into recess)

### **EN SUITE**

Velux style window to the rear elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, extractor.

### **EXTERNALLY**

**FRONT:** Low hedge, small lawn area, pathway to property.

**REAR GARDEN:** Enclosed by fencing, patio and artificial grass area, standing for storage shed, gated access to the rear.

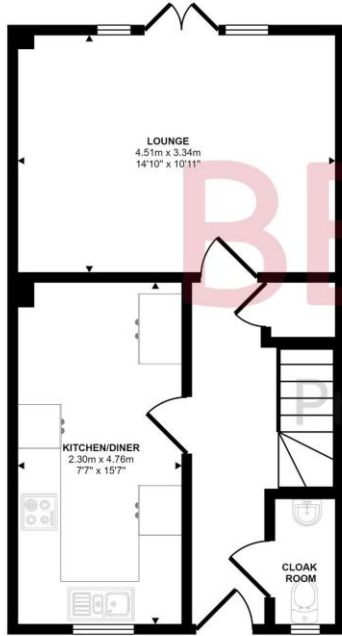
To the rear of the garden two allocated parking spaces.

**AGENTS NOTE:** The property is subject to a service charge for upkeep of communal areas; the vendor informs that last year this was £210.00





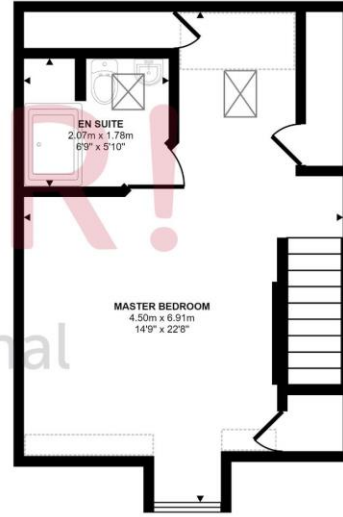
Approx Gross Internal Area  
104 sq m / 1122 sq ft



Ground Floor  
Approx 37 sq m / 404 sq ft



First Floor  
Approx 38 sq m / 410 sq ft



Second Floor  
Approx 29 sq m / 308 sq ft

Denotes head height below 1.5m

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	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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